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By Darlene Brady at 10:17 am, Nov 06, 2023

**TOWN OF KENT**  
**PLANNING AND ZONING COMMISSION**  
41 Kent Green Boulevard, P.O. Box 678, Kent, CT 06757

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**REGULAR MEETING AGENDA**

Thursday, November 9, 2023  
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/85032976114>

Meeting ID: 850 3297 6114

Dial in to: 1 646 558 8656

**MEETING INFORMATION CAN BE FOUND HERE:**

<https://drive.google.com/drive/folders/1OUrXk1H2hjuQfckQgobuIB1EMz1ZBnvG?usp=sharing>

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1. **CALL TO ORDER**

2. **ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED**

3. **READING AND APPROVAL OF MINUTES:**

- 3.A. October 12, 2023 Regular Meeting.
- 3.B. October 16, 2023 Special Meeting
- 3.C. November 2, 2023 Special Meeting

4. **PUBLIC COMMUNICATIONS (ORAL):**

5. **OLD BUSINESS:**

5.A. **PUBLIC HEARINGS (Possibility of closure, discussion and decision on the following):**

5.A.1 Application #s 97-23SP & 98-23C, Virginia Bush Suttman, 8A Bluff Road, Map 19, Block 15, Lot 38, Conversion of existing structure to a deed restricted detached dwelling unit accessory to a two-family dwelling in the VR1. (applicant consent rec'd to extend close of PH to 12/14)

5.B. **DISCUSSION AND POSSIBLE DECISION:**

5.B.1 Application 105-23C, MKN Property Holding, LLC, 5 South Main Street, Map 19, Block 12, Lot 5, Mixed residential and commercial use for apartment above retail.

## **6. NEW BUSINESS:**

### **6.A. PUBLIC HEARINGS: (Possibility of closure, discussion and decision on the following):**

**6.A.1** Applications 110-23SP & 111-23C, Carolyn Millstein, 80 Treasure Hill Rd., Map 11, Block 34, Lot 37, Expansion of accessory building located in area between principal building and public street less than 100 ft from front line.

**6.A.2** Applications 112-23SP & 116-23C, Ellen & Charles Cogut, 25 Bulls Bridge Rd, Map 6, Block 38, Lot 4, Expansion of accessory building into a guest house located in front yard between principal building and street.

### **6.B DISCUSSION AND POSSIBLE DECISION**

**6.B.1** Application 109-23C, Paul Rajeckas & Julianne Dow, 23 Maple Street, Map 14, Block 42, Lot 38, Change of Use from Residential to Mixed Use Residential and Personal Service.

**6.B.2** Approval of 2024 Regular Meeting Schedule

**6.B.3** Application 118-23C, Kent Green, LLC, 14 Kent Green Blvd, Map 19, Block 42, Lot 8, additional unit/change of use to bakery/retail

## **7. STAFF REPORT**

## **8. REPORT OF OFFICERS AND COMMITTEES:** N/A

## **9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A.** Administrative Permits and Certificates of Compliance

**9.B.** Club Getaway- Baseline Preliminary Discussion and Correspondence

**9.C.** Special Events – 9300.11 draft revision

**9.D.** High Watch – Traffic Study Submission per Resolution

**9.E.** CT Federation of P&Z Fall 2023 Newsletter

**10. EXECUTIVE SESSION:** Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC45972, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.

**11.** Open session involving discussion and possible action on Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC45972, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.

## **12. ADJOURNMENT**