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By Darlene Brady at 1:43 pm, Jun 06, 2022

**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, June 9, 2022

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/84067702787>

Meeting ID: 840 6770 2787

Dial in to: 1 646 558 8656

**MEETING INFORMATION CAN BE FOUND HERE:**

[https://drive.google.com/drive/folders/1MqtTONBk-W\\_chTVyQH59NFgsWB\\_7GL?usp=sharing](https://drive.google.com/drive/folders/1MqtTONBk-W_chTVyQH59NFgsWB_7GL?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. Regular Meeting Minutes of May 12, 2022.

3.B. Special Meeting Minutes of May 25, 2022.

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

5. **OLD BUSINESS:**

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

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

5.B.1. Clarification on the baseline of operations and aspirations of Club Getaway.

**5.B.2.** Application #41-22C, David Bouley, 16 Longview Road, Map 11 Block 40 Lot 49, construction of 60' x 40' storage building with living roof in HorizonLine Conservation District.

**5.B.3.** Application #42-22C, Dean Gregory for James Robinson, 82 Cobble Road, Map 9 Block 42 Lot 12, construction of 2-family dwelling, driveway and associated site work in HorizonLine Conservation District.

**6. NEW BUSINESS:**

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

**6.A.1.** Application #'s 44-22C and 45-22SP, Daniel Havens for State of Connecticut DEEP (CAMA), 31 Kent Cornwall Road, Map 9 Block 15 Lot 63, open-sided addition to existing sawmill pavilion.

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

**6.B.1.** Application #43-22C, John Casey for Kent Green, LLC, 4 and 8-10 Landmark Lane, Map 19 Block 42 Lot 8, change of use from commercial to commercial/residential per §4123.11.

**6.B.2.** Appointment of Victor Lewis (term expiration date 8/10/2023) and Joanne Wasti (term expiration date 8/2/2024) to position of ARB member and Jonathan Moore (term expiration date 7/11/2024) and Jessica Pleasants to position of ARB alternate (term expiration date 7/11/2024).

**6.B.3.** Discussion regarding use of engineering firm for proposed incentive housing zone application.

**6.B.4.** Installation of electric vehicle charging stations; possible change to regulations.

**7. STAFF REPORT:**

**7.A.** Waiving of permit fees.

**8. REPORT OF OFFICERS AND COMMITTEES:**

**8.A.** POCD Subcommittee

**8.B.** Affordable Housing Plan Subcommittee

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A.** Administrative Permits and Certificates of Compliance: May 10 to June 6, 2022

**9.B.** Letter to Mr. Wes Wyrick and the members of the Commission from Mr. Stan Greenbaum Dated May 12, 2022.

**9.C.** Monthly Financials – July, 2021 through April, 2022

10. **EXECUTIVE SESSION: Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020. Discussion of strategy and negotiations with legal counsel.**
11. **EXECUTIVE SESSION: Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the United States District Court for the District of Connecticut filed April 24, 2020. Discussion of strategy and negotiations with legal counsel.**
12. **EXECUTIVE SESSION: Pending Litigation: Committee to Protect Rural Kent, LLC, Yewer, Dorothy and Yewer, David vs Town of Kent Planning and Zoning Commission, et al in Superior Court, Judicial District of Litchfield at Torrington dated December 21, 2021.**
13. Open session involving discussion and possible action on Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020.
14. Open session involving discussion and possible action on Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the United States District Court for the District of Connecticut filed April 24, 2020.
15. Open session involving discussion and possible action on Pending Litigation: Committee to Protect Rural Kent, LLC, Yewer, Dorothy and Yewer, David vs Town of Kent Planning and Zoning Commission, et al in Superior Court, Judicial District of Litchfield at Torrington dated December 21, 2021.

#### **ADJOURNMENT**