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By Darlene Brady at 12:40 pm, Jul 11, 2022

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

REGULAR MEETING AGENDA

Thursday, July 14, 2022

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/86341448490>

Meeting ID: 863 4144 8490

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

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 June 9, 2022.

3.B. Special Meeting Minutes of June 30, 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 #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.

5.B.3. Proposed change to regulations: electric vehicle charging stations.

6. NEW BUSINESS:

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

6.A.1. Application #'s 57-22C and 58-22SP, Michael DiPanfilo, Earthlight Technologies, for South Kent School, 40 Bulls Bridge Road, Map 6 Block 39 Lot 9, installation of ground mounted solar array system.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Establishment of Hiring Sub-Committee for Land Use Administrator Position.

6.B.2. Re-appointment of ARB members Ellen Corsell and Peter Hanby to 2-year terms ending August 2, 2024.

6.B.3. Update on Application #19-16C, Vincent W. Forese for Scott Mackesy, 0 Kent Hollow Road, Map 16 Block 25 Lot 46, filling operation.

6.B.4. Preliminary discussion, Virginia Bush-Suttman, 8 Bluff Road, Map 19 Block 15 Lot 38, conversion of detached “boat house” to accessory dwelling unit.

7. STAFF REPORT:

7.A. Vacation – July 31 to August 5, 2022

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: June 7 – July 11, 2022

9.B. Monthly Financials – None supplied

9.C. Email from Victor Lewis, 316 Kent Cornwall Road, Map 8 Block 22 Lot 15, regarding the filing of a formal noise grievance against property owners at 310 Kent Cornwall Road, Map 8 Block 22 Lot 16.

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