

KENT PLANNING AND ZONING COMMISSION  
41 KENT GREEN BOULEVARD  
P.O. Box 678  
KENT, CONNECTICUT 06757

DATE: December 30, 2020

Republican-American

Dear Editor:

Please publish the enclosed Notice of Public Hearing on January 2, 2021 and January 9, 2021, and bill our Commission in the usual manner. Thank you.

---

**TOWN OF KENT**  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

The Town of Kent Planning and Zoning Commission shall hold a public hearing via a ZOOM meeting on Thursday, January 14, 2021 beginning at 7:00 p.m. to discuss and possibly act on: Application #'s 90-20SP and 91-20C, Matthew and Heather Hannan, 25 Good Hill Estates Road, Map 9 Block 22 Lot 38, conversion of existing detached guest house to detached dwelling unit. Any corresponding documentation will be attached to the official agenda. At this hearing, persons may participate and be heard.

PLEASE NOTE: Written communications must be received by the Land Use Office no earlier than 24 hours prior to the meeting.

The ZOOM meeting number can be located on the official agenda that will be filed on the Town of Kent's website a minimum of 24 hours prior to the official ZOOM meeting.

Matthew Winter, Chairman



## TOWN OF KENT LAND USE OFFICE

### STAFF REPORT

December 30, 2020

Re: Application #'s 90-20SP and 91-20C, Matthew & Heather Hannan  
25 Good Hill Estates Road  
Map 9 Block 22 Lot 38

---

#### INFO ON THE PROPERTY:

- The property is located in the rural district and consists of 5.43 acres. A small portion of the easterly side of the property is located in the HorizonLine (see attached map). There are no wetlands on the property.
- The property consists of the following:
  - A single-family residence, 420' from the front; 120' from the left side; 150' from the right side; and, 105' from the rear. (permit #126-93 AP)
    - A Zoning Compliance for the structure was issued on April 4, 1995.
  - A driveway permit (127-93DAP) was issued at the same time as the SFD permit, but did not receive a Zoning Compliance as it was determined to be non-conforming.
  - On November 9, 2001, permit #124-01DAP was issued to "relocate existing driveway to be less non-conforming".. A Zoning Compliance was issued on March 26, 2004 making it "less non-conforming".
  - On November 9, 2001, permit #123-01AP was issued for the construction of a "garage 26' x 36', no plumbing". A Zoning Compliance was issued on March 26, 2004.
  - On April 27, 2006, permit #28-06AP was issued for the construction of a 16' x 32' inground pool. A Zoning Compliance was issued on March 18, 2009.
  - On November 10, 2020, permit 76-20AP was issued to change the "storage above the detached garage to detached guesthouse w/potential kitchen". There was a stipulation that "before the kitchen can be installed, a change of use from detached guesthouse to accessory dwelling, detached must be applied for via a special permit application."

## **CURRENT APPLICATION INFORMATION:**

- The current application is for the conversion of the detached garage from a detached guest house to a detached dwelling unit. Applicable zoning regs are §3200.8 and §6200.
- There is no as built for the property in the file or filed on the land records. I've attached the subdivision map, Assessor's Maps and the HorizonLine Map.
- Torrington Area Health District has requested that a new septic system be installed as part of this change. To date I do not have an approval/permit to discharge.
- The applicant has stated on the Site Plan Application that the "garage will be attached to the house, yet not for at least a year".
  - Once the attachment is made, a change of use from a single family to a two-family dwelling will need to be applied for via a residential zoning application.
- Waivers are requested to:
  - 6, 7, 8, 9, 10, 11 and 13 to the application requirements.



ORIGINAL



SPECIAL PERMIT APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App #: 90-20SP
Fee received: 210
Date of receipt: 12/29/20
Official date of receipt: 1/14/2021

Name of property owner: Matthew & Heather Hannah

Owner's mailing address: 25 Good Hill Ests Rd

Applicant's telephone: 800 501 1477 E-mail address: heather@goodhillpools.com

Applicant's name: Matthew & Heather Hannah

Applicant's address: 25 Good Hill Ests Rd

Applicant's telephone: 800 501 1477 E-mail address: heather@goodhillpools.com

Property address: 25 good hill ests. road

Map: 9 Block: 22 Lot: 3B

Zoning regulation section: 3200.8 and 6200.

Statement of use: Change of use of detached guest house to add a kitchen. Exists above garage to use for family overflow as 4 children becoming adults. Also serves as isolation quarters in current climate.

Cubic yards of fill to be deposited on the property (if any): n/a

Yards of earth materials to be removed off the property (if any): n/a

Is this property subject to a conservation or preservation restriction: Yes [ ] No [x]

If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? [ ] Yes [x] No
If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature] Date: 11/24/20

Signature of property owner: [Signature] Date: 11/24/20



ORIGINAL



SITE PLAN APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App #: 91-20C
Fee received: 160
Date of receipt: 12/29/2020
Official date of receipt: 1/14/21

Name of property owner: Matthew Heath-Hannal

Owner's mailing address: 25 Goodhills Rd.

Applicant's telephone: 8605011477

E-mail address: heath@goodhillroads.com

Applicant's name: as above

Applicant's address:

Applicant's telephone:

E-mail address:

Property address: 25 good hills ests.

Map: 9

Block: 22

Lot: 38

Zoning regulation section: 3200.8 and 6200-1

Statement of use: adding kitchen to accessory dwelling, above existing garage. Garage will be attached to the house, yet not for at least a year. Separate septic being added. Water coming from house.

Cubic yards of fill to be deposited on the property (if any): n/a

Yards of earth materials to be removed off the property (if any): n/a

Is this property subject to a conservation or preservation restriction: Yes [ ] No [x]

If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? [ ] Yes [x] No

If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature]

Date: 12/23

Signature of property owner: [Signature]

Date: 12/23

ORIGINAL

# SITE PLAN APPLICATION CHECKLIST

All Site Plan Applications must include:

- 10 copies of the Site Plan Application and all attachments
- A check in the amount of \$160 made payable to "The Town Of Kent"

Following a written request from the applicant, the Commission may determine that information required by the Regulations is not needed in order for the Commission to reach a decision on the application or determine compliance with the requirements of these Regulations. In such situations, the Commission may relieve the applicant from providing such information by an affirmative vote of a majority of all voting members of the Commission.

The Commission may require additional information be submitted when it determines that it needs such additional information in order to determine whether the proposed use complies with the standards and requirements of these Regulations.

## APPLICATION REQUIREMENTS – SITE PLAN / SPECIAL PERMIT (PLEASE CIRCLE THOSE **NUMBERED** ITEMS YOU WISH THE COMMISSION TO WAIVE)


- Application Form (with original signature of owner or letter of authorization from the owner to a designated agent)
- Application fee (\$160 made payable to "The Town of Kent")
- Ten (10) copies of a Site Plan of the property at an appropriate scale (such as 1" = 40') prepared and signed by a Connecticut-licensed professional engineer, land surveyor, architect and/or landscape architect, whichever shall be appropriate, and stamped with an embossed seal of each, showing, as applicable:
  - 1  On each sheet as appropriate, the graphic scale, north arrow, date of drawing and of all revisions, name of person preparing the Site Plan, address of property, and name and address of owner of record
  - 2  A key map showing:
    - the location of the property in relation to surrounding areas, streets and other landmarks
    - the location of the lot in relation to public and/or private streets and access-ways
    - the zoning district in which the property is located
  - 3  A Class A-2 boundary survey showing property boundaries, dimensions and area, dimensions of all yards as required by these Regulations, and including the names of abutting property owners
  - 4  A site development plan showing:
    - Existing and proposed buildings and other structures on the site including locations, dimensions, footprint square footage, floor area, height and building coverage of all existing and proposed buildings and uses
    - Existing and proposed driveway, parking and loading areas including, but not limited to, sidewalks, curbing, walkways, dumpsters, group mailboxes, driveways, parking and loading areas, abutting streets, utility poles, hydrants and other utility appurtenances, areas to be used for exterior storage and the type of screening to be provided
    - Existing and proposed grading with contours at two-foot intervals or less
    - The location of any wetlands and/or watercourses or areas of special flood hazard including the upland review area
    - The location of any proposed signs
    - Proposed site lighting including the location, size, height, intensity and hours of operation of all lighting fixtures
    - Construction limit line identifying all those areas to remain undisturbed and in its natural state


- 5  A utility plan showing:
- The locations and descriptions of water supply and sewage disposal facilities
  - The location and design of existing and proposed storm drainage facilities in compliance with the 2004 Connecticut Stormwater Quality Manual, as amended
  - The location and design of refuse disposal facilities
- 6  A landscaping plan showing existing vegetation and proposed planting showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting.
- 7  Architectural plans and elevations
- 8  Construction notes and details
- 9  A zoning informational table showing the existing use, proposed use, zone, size of the property in square feet or acres, gross floor area of existing structures, gross floor area of proposed structures, proposed ground coverage, proposed building height in stories and feet, number of parking spaces required and provided (including handicapped spaces), number of loading spaces (if any) required and provided.
- Additional information as necessary to demonstrate compliance with the Zoning Regulations or other site plan considerations:
- 10  Off-site information including but not limited to the location of: buildings, parking areas and curb cuts on adjoining properties, including those across the street; traffic lights and controls, public trees, catch basins, manholes, hydrants, utility poles and utility lines located in adjacent streets; and zoning district boundary lines.
- 11  Impact analysis of the development upon water supply, storm drainage, sanitary sewers, traffic with special emphasis on any scenic road impacted, site conditions and/or water, air or noise pollution.
- 12  The location of stone walls, archeological resources, scenic views and other attributes
- 13  All applications for a Special Permit involving the construction of more than 25 dwelling units, 50 parking spaces, or 20,000 square feet of gross floor area, or any proposal which, in the Commission's judgment, would generate high levels of traffic, shall be accompanied by a traffic study prepared by a traffic engineer, evaluating the impact of the proposal on streets serving and/or affected by the development.
- At a minimum, the traffic study shall include data and information on existing and projected average daily vehicle trips on nearby roads, peak hour traffic, adequacy of rights-of-way and travelways, existing roadway capacity, traffic accidents, the traffic impact of the proposed development, traffic generation data, the location of existing roads within 300 feet of the development site, traffic lights and intersections, and recommendations for safe pedestrian and vehicular circulation, including provisions for safe sidewalks and crosswalks for pedestrians. Where applicable, the applicant shall include the written recommendations of the Connecticut Department of Transportation.
  - Where it is projected that the additional traffic resulting from the proposal will reduce the level of service to C or below, the Commission shall not approve the project unless and until provision has been made for the improvement of said condition.
- For an application proposing to utilize a septic system, a report from the Town Sanitarian as to the feasibility of the septic system to accommodate the proposed use.
- For an application proposing a connection to, or extension of, a storm or sanitary sewer system shall require the approval of the Kent Water Pollution Control Authority and, where applicable, Connecticut Department of Energy and Environmental Protection, prior to the submission of an application to the Commission.
- If applicable, copies of an Erosion and Sedimentation Control Plan in compliance with Section 7300 of these Regulations.

- A statement signed by the applicant indicating that any required statutory notifications have been provided or that no such notifications are required.
- Copy of any relevant variance(s), stamped to document filing in the Office of the Kent Town Clerk.

**DEPARTMENTAL CHECKLIST**

Applicant confirms the following permits/approvals have been obtained where applicable:

Site Plan Application/ Special Permit Application	✓	Land Use Office Monday - Friday 9am – 4pm
 Septic & Well (if in Rural District)		Torrington Area Health – Cathy Weber Tuesday’s beginning at 12 pm
Sewer (if in Village Center)	NA	Joyce Kearns in the 1 <sup>st</sup> Selectman’s Office
Inland Wetlands (if applicable)	NA	Land Use Office, Monday – Friday 9am – 4pm
Flood Hazard (if applicable)	NA	Land Use Office, Monday – Friday 9am – 4pm
Horizonline Conservation (if applicable)	Partial	Land Use Office, Monday – Friday 9am – 4pm
Fire Marshal (all but 1 & 2 family dwellings)	NA	Land Use Office Tuesday & Thursday 3pm – 4pm

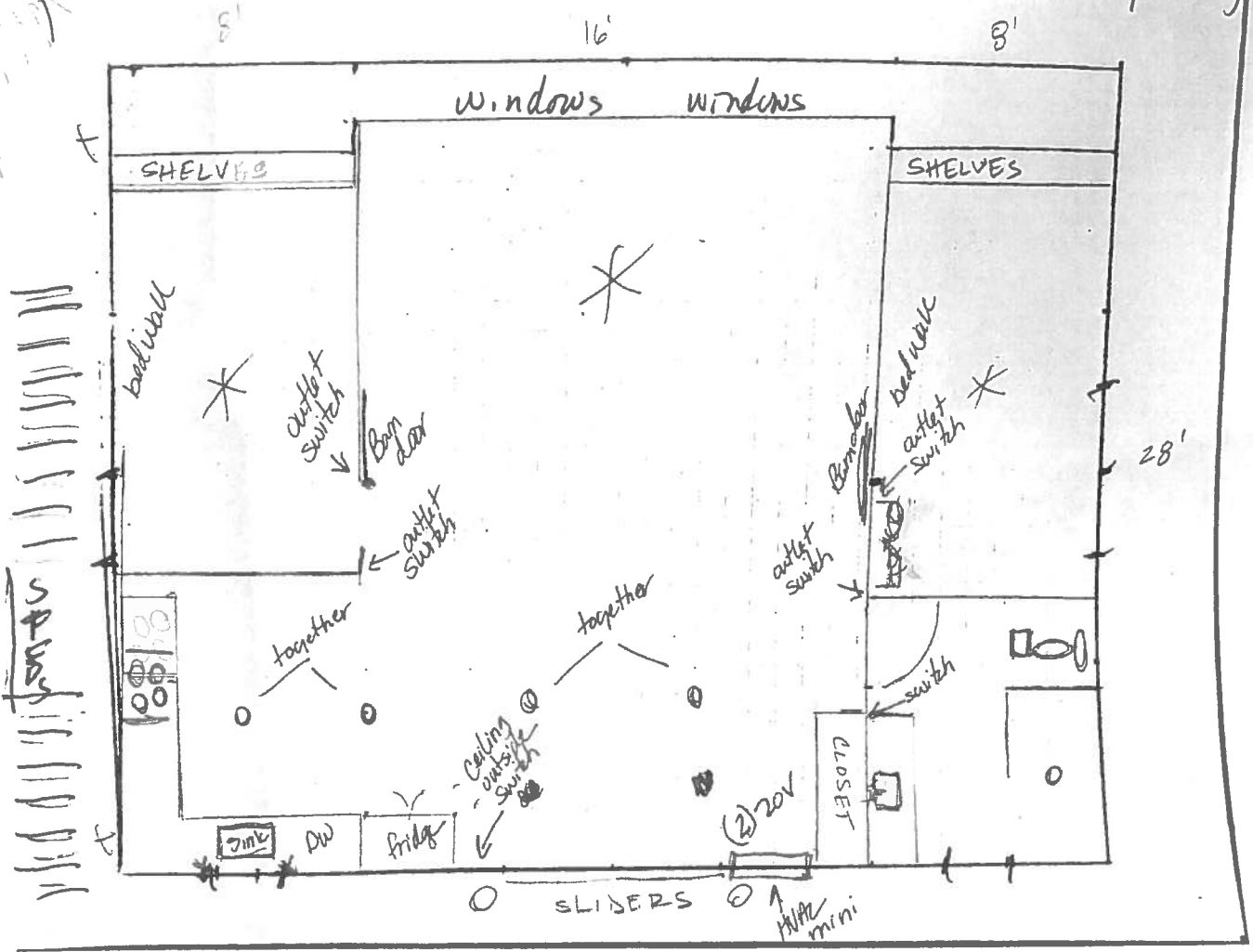
  
Signature

12/23/20  
Date

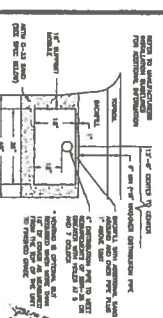


Driveway

additional parking



2nd story above garage

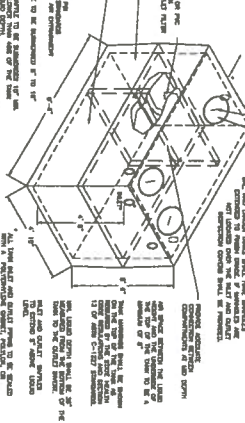
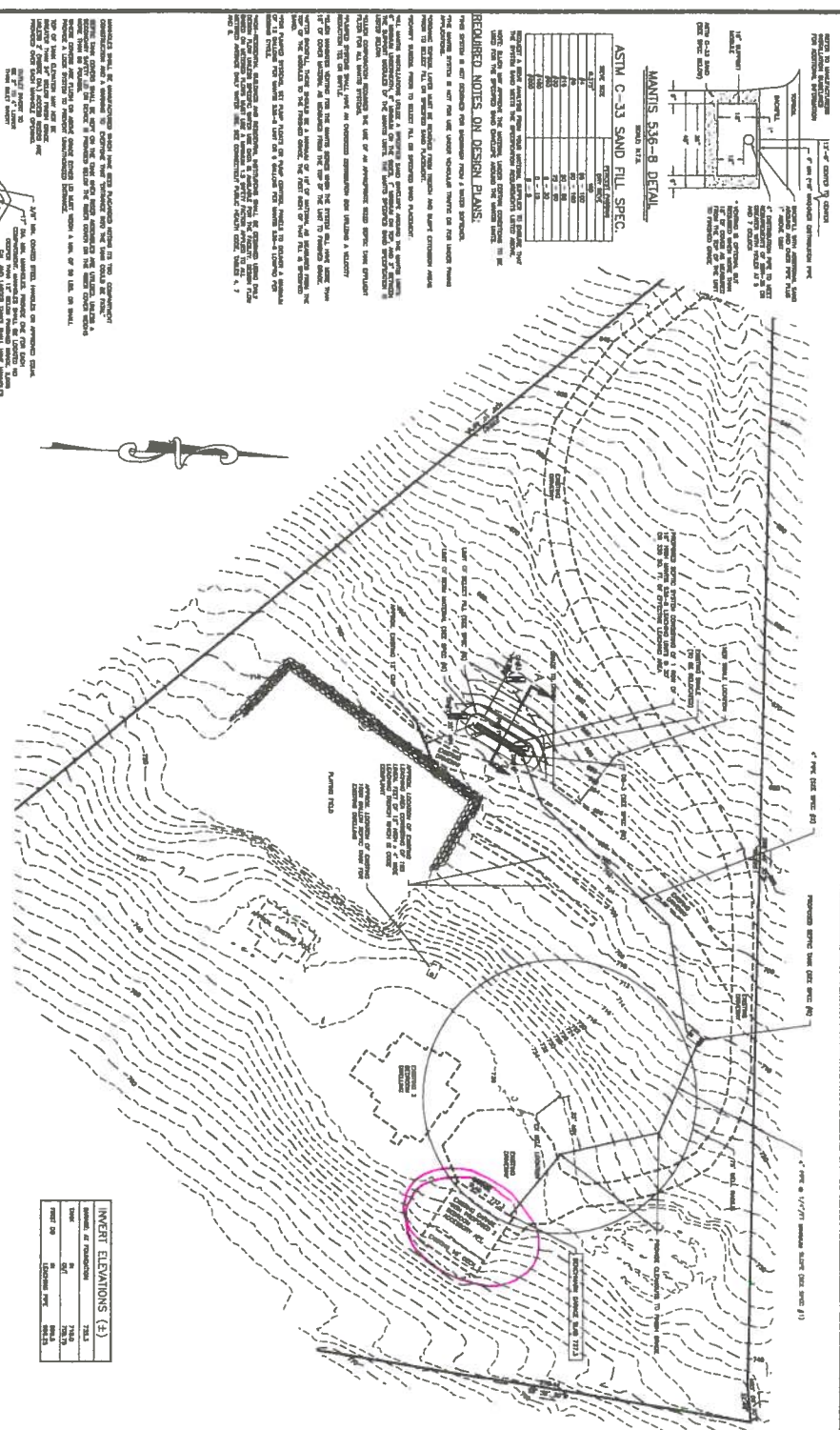


**ASTM C-33 SAND FILL SPEC.**

TEST	MINIMUM	MAXIMUM
UNIT WEIGHT	110	130
MOISTURE CONTENT	8	15
COMPACTION	95	100
FINES	5	15
FLAKES	1	5
CLAY	0	5
ORGANIC MATTER	0	5
SHRINKAGE	0	5
PLASTICITY INDEX	0	5
LIQUID LIMIT	25	40
SHRINKAGE WATER	0	5

**REQUIRED NOTES ON DESIGN PLANS:**

1. ALL SAND FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
2. SAND FILL SHALL BE TESTED FOR UNIT WEIGHT AND MOISTURE CONTENT AT 1' INTERVALS.
3. SAND FILL SHALL BE TESTED FOR FINES, FLAKES, CLAY, ORGANIC MATTER, SHRINKAGE, PLASTICITY INDEX, LIQUID LIMIT, AND SHRINKAGE WATER AT 1' INTERVALS.
4. SAND FILL SHALL BE TESTED FOR PLASTICITY INDEX, LIQUID LIMIT, AND SHRINKAGE WATER AT 1' INTERVALS.
5. SAND FILL SHALL BE TESTED FOR PLASTICITY INDEX, LIQUID LIMIT, AND SHRINKAGE WATER AT 1' INTERVALS.



**SEPTIC TANK (CT-1000-S) DETAIL**  
 SHOWING 1/4" SCALE  
 1" = 1'-0" (VERTICAL)  
 1" = 1'-0" (HORIZONTAL)

**TEST DATA**

TEST	DATE	RESULT
1	10/29/20	110
2	10/29/20	8
3	10/29/20	95
4	10/29/20	5
5	10/29/20	1
6	10/29/20	0
7	10/29/20	0
8	10/29/20	0
9	10/29/20	25
10	10/29/20	0



**INVERT ELEVATIONS (±)**

NO.	DESCRIPTION	ELEVATION
1	INLET MANHOLE	75.12
2	OUTLET MANHOLE	74.85
3	SEPTIC TANK INVERT	74.50
4	SEPTIC TANK INVERT	74.50
5	SEPTIC TANK INVERT	74.50
6	SEPTIC TANK INVERT	74.50
7	SEPTIC TANK INVERT	74.50
8	SEPTIC TANK INVERT	74.50
9	SEPTIC TANK INVERT	74.50
10	SEPTIC TANK INVERT	74.50

**GENERAL NOTES:**

1. ALL SAND FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
2. SAND FILL SHALL BE TESTED FOR UNIT WEIGHT AND MOISTURE CONTENT AT 1' INTERVALS.
3. SAND FILL SHALL BE TESTED FOR FINES, FLAKES, CLAY, ORGANIC MATTER, SHRINKAGE, PLASTICITY INDEX, LIQUID LIMIT, AND SHRINKAGE WATER AT 1' INTERVALS.
4. SAND FILL SHALL BE TESTED FOR PLASTICITY INDEX, LIQUID LIMIT, AND SHRINKAGE WATER AT 1' INTERVALS.
5. SAND FILL SHALL BE TESTED FOR PLASTICITY INDEX, LIQUID LIMIT, AND SHRINKAGE WATER AT 1' INTERVALS.

**SITE SPECIFIC NOTES:**

1. THE SEPTIC TANK SHALL BE INSTALLED IN THE DESIGNATED LOCATION.
2. THE SEPTIC TANK SHALL BE INSTALLED IN THE DESIGNATED LOCATION.
3. THE SEPTIC TANK SHALL BE INSTALLED IN THE DESIGNATED LOCATION.
4. THE SEPTIC TANK SHALL BE INSTALLED IN THE DESIGNATED LOCATION.
5. THE SEPTIC TANK SHALL BE INSTALLED IN THE DESIGNATED LOCATION.

**M.L.S.S.:**

NO.	DATE	BY	REVISION
1	10/29/20	M.M.	20047

**MICHAEL J. MAZZUCCO, P.C.**  
 CIVIL ENGINEER (0600 744-0027)  
 25 GOOD HILL ESTATES ROAD  
 KENT, CT

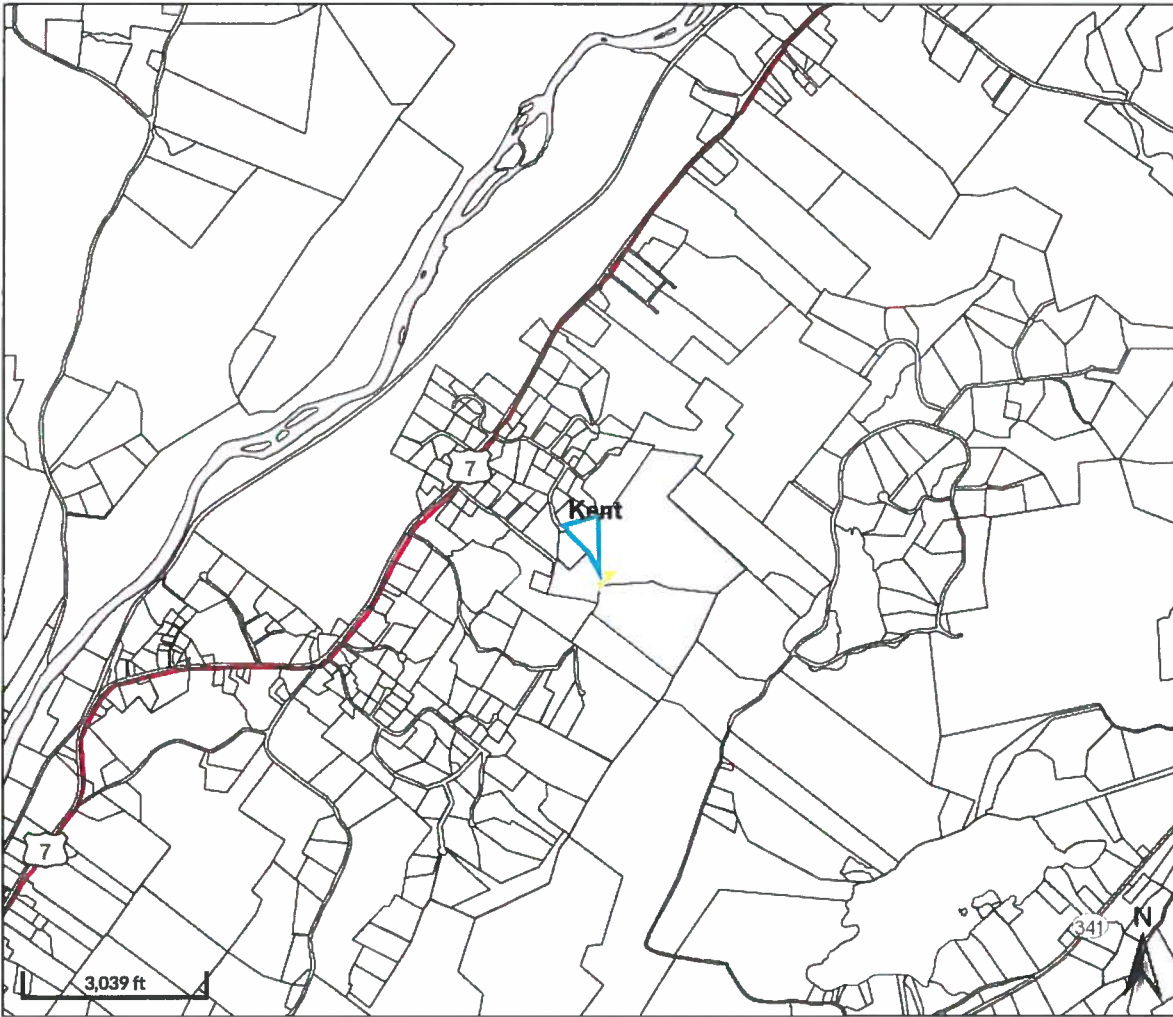
**AS NOTED** DATE: 10/29/20 DRAWING NO.: 20047  
 DESIGNED BY: M.M.

*Hannary Special Use*





25 Good Hill Estates Road  
Map 9 Block 22 Lot 38



**Overview**



**Legend**

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	835	<b>Alternate ID</b>	00062700	<b>Owner Address</b>	HANNAN HEATHER O & MATTHEW J
<b>Sec/Twp/Rng</b>	9-22-38	<b>Class</b>	R		25 GOOD HILL ESTATES RD
<b>Property Address</b>	25 GOOD HILL EST RD	<b>Acreage</b>	5.43		KENT CT 06757
	KENT				

**District** 6A  
**Brief Tax Description** n/a

(Note: Not to be used on legal documents)

Date created: 12/30/2020  
 Last Data Uploaded: 12/30/2020 12:30:46 AM


Developed by  **Schneider**  
 GEOSPATIAL



**Overview**



**Legend**

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	835	<b>Alternate ID</b>	00062700	<b>Owner Address</b>	HANNAN HEATHER O & MATTHEW J
<b>Sec/Twp/Rng</b>	9-22-38	<b>Class</b>	R		25 GOOD HILL ESTATES RD
<b>Property Address</b>	25 GOOD HILL EST RD	<b>Acreage</b>	5.43		KENT CT 06757
	KENT				

**District** 6A  
**Brief Tax Description** n/a

(Note: Not to be used on legal documents)

Date created: 12/30/2020  
 Last Data Uploaded: 12/30/2020 12:30:46 AM

Developed by  Schneider  
 GEOSPATIAL