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By Darlene Brady at 3:15 pm, Feb 07, 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, February 10, 2022

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/84505840204>

Meeting ID: 845 0584 0204

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 January 13, 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. Request of the Board of Selectmen for the reconsideration by the Planning and Zoning Commission to update the Land Use regulations with respect to the vending of food via a truck or any other means. **REVIEW OF LETTER TO BOS.**

**5.B.3.** Modification to Applications #106-18SP and 107-18C, by High Watch Recovery Center, Inc., for 54 Carter Road (Map 14 Block 22 Lot 6); 62 Carter Road (Map 14 Block 22 Lot 7); and the 15.48-acre unimproved parcel of land (Map 14 Block 21 Lot 23, Parcel I.D. #1486) abutting the northerly line of Carter Road and the southeasterly line of 47 Carter Road, for a special permit and site plan approval for the following: Construction of two-story addition (including offices, 218-seat lecture hall and 12-bed detoxification wing) to existing administrative and clinical office building at 62 Carter Road; single story addition and kitchen expansion to dining hall at 62 Carter Road; addition of detoxification service at 62 Carter Road; increase in total residential in-patient bed count from 78 to 90 at 62 Carter Road; conducting therapeutic activities (including temporary housing of staff) associated with the treatment of drug and alcohol addiction at 54 Carter Road; constructing expanded landscaping/vegetative screening, driveway entrance, parking area, retaining wall and stormwater detention basin at 54 Carter Road and 62 Carter Road; constructing new septic system on Parcel I.D. #1486; and associated site work on all three parcels. **Modification to include: operation of an optional and partially subsidized day care to be utilized by its employees at the location formerly known as 54 Carter Road, Map 14 Block 22 Lot 16.**

**6. NEW BUSINESS:**

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

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

**6.B.1.** Modification to permit #72-70C, Kent Green, LLC, 1 Kent Green Blvd., Map 19 Block 42 Lot 8: **modification to include new signs for Scribble Art Workshop.**

**6.B.2.** Application #04-22C, Robert & Kolleen Indorf, 31 South Main Street, Map 4 Block 12 Lot 3, change of use from commercial to residential.

**6.B.3.** Application #05-22C, Anna Gowan for Renny, LLC, 14 North Main Street, Map 19 Block 42 Lot 27, change of use from bakery to restaurant.

**6.B.4.** Preliminary review of outdoor dining requirements in preparation of public hearing on March 10, 2022.

**6.B.5.** Review of ARB Responsibilities.

**6.B.6.** Extending a formal invitation to the Board of Selectmen to attend the discussion at the public hearing on March 10, 2022, regarding the opting out of certain subsections of Public Act 21-29 with regard to accessory apartments and parking requirements for residential uses.

**7. STAFF REPORT:**

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

- 8.A. POCD Subcommittee
- 8.B. Housing Plan Steering Committee

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

- 9.A. Administrative Permits and Certificates of Compliance: Jan. 10, 2022 to Feb. 7, 2022
  - 9.B. Monthly Financials – July through XXXXXX, 2022.
  - 9.C. Letter from Elissa Potts, dated January 13, 2022, received January 14, 2022.
  - 9.D. Connecticut Federation of Planning and Zoning Agencies *Quarterly Newsletter*, Winter 2022.
  - 9.E. Letter from WSP USA to Mrs. Sandra Edelman dated January 26, 2022, regarding the Results of Water-Quality Sampling, Audubon International Monitoring Program, Bull’s Bridge Golf Club
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**