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By Darlene Brady at 3:05 pm, Feb 08, 2021

**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 11, 2021**  
**7:00 p.m.**

Meeting to be held via Zoom: <https://us02web.zoom.us/j/88099920584>

Meeting I.D.: 880 9992 0584

Dial in to: 1 646 558 8656

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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 14, 2021.

**3.B.** Special Meeting Minutes of January 27, 2021.

**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 81-20C and 82-20SP, Campland, Inc., 70 Kenmont Road, Map 15 Block 22 Lot 106, after the fact construction of two waterside sheds for weather protection.

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

**5.B.1.** Planning schedule for the rewrite of the Subdivision Regulations dated June 1, 1995.

**6. NEW BUSINESS:**

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

- 6.A.1.** Application #'s 02-21SP and 03-21C, AEC Solar, LLC for Marvelwood School, 470 Skiff Mountain Road, Map 7 Block 16 Lot 1, installation of ground mounted solar PV system to service the Dining Hall.
- 6.A.2.** Application #'s 04-21SP and 05-21C, AEC Solar, LLC for Marvelwood School, 473 Skiff Mountain Road, Map 7 Block 17 Lot 1, installation of ground mounted solar PV system to service the Education & Athletics Buildings.

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

- 6.B.1.** Paul Szymanski, Arthur H. Howland, LLC, proposed changes to Section 5, Conservation Development of the Subdivision Regulations and Section 3160, Village Residential Conservation Development Overlay District of the existing Zoning Regulations.
- 6.B.2.** Proposal by Gina Olson, owner of Chestnut Woodworking & Antique Flooring Co. and Tarot in Thyme, for outdoor shopping and monthly music events, 31 North Main Street, Map 19 Block 14 Lot 1.
- 6.B.3.** Request for determination from the Commission for conversion of 9, 11 and 13 Railroad Street to multi-family residential use.
- 6.B.4.** Modification to permits #15-13C, Barry Labenz for 33 Camps Road, LLC, Map 17 Block 28 Lot 30; modification to include the construction of a 19' x 23' shed over an existing concrete pad.
- 6.B.5.** Modification to permit #72-07C; Kent Green, LLC, 1 Kent Green Blvd., Map 19 Block 42 Lot 8: modification to include new sign for "Sophie's Restaurant & Bakery".
- 6.B.6.** Temporary Modification to Application 11-16C, 45 North Main Street, Map 19 Block 15 Lot 14, Kent Coffee & Chocolate for Kevin Hart & Quarter Mile, LLC: Extension of modification to allow drive-thru window during COVID-19 pandemic.
- 6.B.7.** Scheduling of public hearing for Proposed Change to the Zoning Regulations – Private Burial Ground
- 6.B.8.** Modification to permit #62-15C, Kent Center, LLC, 9 Maple Street, Map 19 Block 42 Lot 35; modification to include two signs (one projecting and one wall) for Woodford's General Store.

**7. STAFF REPORT:**

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

- 8.A.** Subdivision Regulation Sub-Committee

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A.** Administrative Permits and Certificates of Compliance – January 11, 2021 to February 5, 2021

**9.B.** Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Winter 2021.

**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.** 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.

**ADJOURNMENT**