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TOWN OF KENT
PLANNING AND ZONING COMMISSION
41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757
Phone (860) 927-4625 Fax (860) 927-4541

FEBRUARY 13, 2020 REGULAR MEETING AGENDA

The Town of Kent Planning and Zoning Commission shall hold a regular meeting on Thursday, February 13, 2020 at 7:00 p.m. in the Kent Town Hall.

1. **CALL TO ORDER**
2. **ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED**
3. **READING AND APPROVAL OF MINUTES:**
 - 3.A. Special Meeting Minutes of January 9, 2020.
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**
6. **NEW BUSINESS:**
 - 6.A. **PUBLIC HEARINGS: (Possibility of closure, discussion and decision on the following):**
 - 6.A.1. Removal of Section 3224.8 (a) and (b) regarding privately operated hospital, clinic, nursing home or convalescent home; number changes to subsequent sections; and possible rewrite of the definition of "Convalescent Home" of the Town of Kent Zoning Regulations.
 - 6.B. **DISCUSSION AND POSSIBLE DECISION**
 - 6.B.1. Application #04-20C, Cornwall BB, LLC, 31 North Main Street, Map 19 Block 14 Lot 1, conversion of first floor stockroom w/sink to owner's bedroom and bathroom without a kitchen.
 - 6.B.2. Modification to Application #145-20SP, Kent School Corporation, 25 Skiff Mountain Road, Map 3 Block 9 Lot 24, construction of 14 new faculty houses, 6 separate garages and renovate 5 existing dwellings to comprise a total of 20 dwelling units (one as a two family). **Modification to be the reduction to the number of homes proposed; and elimination of detached garages.**

6.B.2. Discussion with and possible recommendation of David Birnbaum to fill alternate position vacated by Adam Manes.

7. **STAFF REPORT:**

7.A. Request under the FOIA to “inspect and copy all documents” with respect to Applications 44-19SP and 64-19C, Dolores R. Schiesel, Esq. for Roberti Family, LLC, 175 Carter Road.

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

9. **OTHER COMMUNICATIONS AND CORRESPONDENCE:**

9.A. Administrative Permits and Certificates of Compliance – January 6 to February 7, 2020.

9.B. January 24, 2020, letter from All-Points Technology Corporation, P.C. regarding proposed cell tower at 93 Richards Road.

9.C. Monthly Financials – July through December, 2019

9.D. Connecticut Federation of Planning and Zoning Agencies *Quarterly Newsletter*, Winter 2020.

9.E. Connecticut Federation of Planning and Zoning Agencies Notification of Annual Meeting

10. **ADJOURNMENT**