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By Darlene Brady at 11:51 am, Mar 08, 2021



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

REGULAR MEETING AGENDA

Thursday, March 11, 2021

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/86918734876>

Meeting I.D.: 869 1873 4876

Dial in to: 1 646 558 8656

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 February 11, 2021.

3.B. Special Meeting Minutes of February 24, 2021.

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. 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 09-21SP and 10-21C, Paul Szymanski, PE, Arthur H. Howland & Associates for Raphael & Courtney Posner, 21 Oak Ridge Road, Map 10 Block 41 Lot

19, construction of a one-bedroom detached dwelling unit/pool house, driveway extension, deck, septic and associated site work.

- 6.A.2. Application #'s 11-21SP and 12-21C, David Bouley, 16 Longview Road, Map 11 Block 40 Lot 49, conversion of existing barn/garage into a 2-bedroom detached dwelling unit.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1. Paul Szymanski, Arthur H. Howland, LLC, proposed changes to Section 3124; creation of Section 6700, VR-1 & VR-2 Conservation Development Standards.
- 6.B.2. Scheduling of Public Hearing for Proposed Change to the Zoning Regulations – Addition of Section 3124.10; Creation of Section 6700, VR-1 & VR-2 Conservation Development Standards.
- 6.B.3. Scheduling of public hearing for Proposed Change to the Zoning Regulations – Addition of Private Burial Ground as special permitted use under Section 3224, Rural Residential District and inclusion of Private Burial Ground under Section 2200, Definitions.
- 6.B.4. Scheduling of public hearing for Proposed Change to the Zoning Regulations – Changes to Section 4124.26 of the Village Commercial District.
- 6.B.5. 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.6. Approval of FY '21 – '22 Five Year Capital Plan.
- 6.B.7. Temporary Operation of Farmer's Market from May 21, 2021 to the end of October 29, 2021, Friday's only, 0 South Main Street, Map 19 Block 12 Lot 6.
- 6.B.8. Application #21-21C, Guy Mauri for Engine 22, LLC, 21 Bridge Street, change of use from car sales, repair, apartment, retail and contractor's office to car sales, repair, **apartments (2)**, retail and contractor's office.

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 – February 8, 2021 to March 5, 2021
- 9.B. February 10, 2021 letter addressed to Matt C. Winter, from the Federal Communications Commission, Informational Notice of Section 106 Filings for 93 Richards Road, Kent, CT, Map 17 Block 25 Lot 1.

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