

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

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MARCH 14, 2019 REGULAR MEETING AGENDA

The Town of Kent Planning and Zoning Commission shall hold a regular meeting on Thursday, **March 14, 2019** 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. Regular Meeting Minutes of February 14, 2019.

4. PUBLIC COMMUNICATIONS (ORAL):

5. OLD BUSINESS:

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

5.A.1. 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 and related 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. (March 31, 2019)

5.B. DISCUSSION AND POSSIBLE DECISION

5.B.1. Scheduling of an informational meeting with Kent Volunteer Fire Department.

5.B.2. Kent Center, LLC, 10 North Main Street, change of use from gallery to office (second floor above the House of Books), Map 19 Block 42 Lot 29.

6. NEW BUSINESS:

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

6.A.1. Application #'s 10-19C and 11-19SP, Wyrick Associates for South Kent School, 40 Bulls Bridge Road, garage/study addition to Headmaster's House and portico addition to Admissions Building, Map 6 Block 39 Lot 9.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Application #05-19C, James Lilly & Lily Thom, 0 Brown Road, construction of single-family dwelling, driveway, septic, well and associated site work in the Horizonline Conservation District, Map 11 Block 40 Lot 24.

6.B.2. Town of Kent request for approval per Section 8-24, relocation of property line along Spooner Hill Road. Changes to be: .036 acres to John Milnes Baker & Elizabeth M. Baker, 84 Spooner Hill Road, Map 5 Block 12 Lot 110; and, .124 acres to John Milnes Baker & Elizabeth M. Baker, 76 Spooner Hill Road, Map 5 Block 12 Lot 109.

6.B.3. Lot Line Revision, 1.030 Acres from 76 Spooner Hill Road, John Milnes Baker & Elizabeth M. Baker, Map 5 Block 12 Lot 109 to 84 Spooner Hill Road, John Milnes Baker & Elizabeth M. Baker, Map 5 Block 12 Lot 110.

6.B.4. Complaint regarding the "running of a commercial breeding business" at 9 Chase Hill Road, Map 9 Block 15 Lot 47.

6.B.5. Appointment of Peter Hanby, AIA, to the Architectural Review Board.

6.B.6. Temporary operation of Farmer's Market from May 24 to mid-October, 2019, Friday's only, 0 South Main Street, Map 19 Block 12 Lot 6.

6.B.7. Possible discrepancy in Kent Village District Zoning Map

7. STAFF REPORT:

8. REPORT OF OFFICERS AND COMMITTEES:

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance

9.B. Monthly Financials – July through January, 2019.

10. ADJOURNMENT

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