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TOWN OF KENT PLANNING AND ZONING COMMISSION

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April 12, 2018 REGULAR MEETING AGENDA

The Town of Kent Planning and Zoning Commission shall hold a regular meeting on Thursday, **April 12, 2018 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 March 8, 2018.

3.B. Special Meeting Minutes of March 29, 2018.

4. PUBLIC COMMUNICATIONS (ORAL):

5. OLD BUSINESS:

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

5.A.1. Applications #12-18C and #13-18SP, High Watch Recovery Center, Inc. 54 Carter Road, Map 14 Block 22 Lot 6 and 62 Carter Road, Map 14 Block 22 Lot 7, two-story addition to existing administrative and clinical office; single-story addition and kitchen expansion to dining hall; and associated site work.

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

5.B.1. Approval of Town of Kent Planning & Zoning Commission By-Laws

6. NEW BUSINESS:

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

6.A.1. Application #'s 21-18C and 22-18SP, Barbara A. Brown, 530 Skiff Mountain Road, construction of accessory dwelling unit, Map 7 Block 18 Lot 6.

6.A.2. Applications #23-18C and #24-18SP, High Watch Recovery Center, Inc. 54 Carter Road, Map 14 Block 22 Lot 6 and 62 Carter Road, Map 14 Block 22 Lot 7, 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 total residential in-patient bed count from 78 to 90 at 62 Carter Road; conduct therapeutic activities associated with the treatment of drug and alcohol addiction at 54 Carter Road; construct driveway entrance, parking area, retaining wall and stormwater detention basin at 54 Carter Road; construct new septic system on Carter Road parcel; and associated site work on all three parcels.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1. Approval of The Town of Kent 5-Year Capital Plan – FY '18 – '19
- 6.B.2. Modification to site plan application #62-15C, Arthur H. Howland & Associates, P.C., for Kent Center, LLC, 9 Maple Street, Map 19 Block 42 Lot 35, modification to include new signage for "Perch by Pergola" at 4 Fulling Lane.
- 6.B.3. Application #25-18C, Michael T. Reynolds for Cloncowley, LLC, 11 North Main Street, addition to existing structure and construction of handicap ramp, Map 19 Block 14 Lot 6.
- 6.B.4. Scheduling of an informational meeting with Kent Volunteer Fire Department.
- 6.B.5. Modification to site plan application #62-15C, Arthur H. Howland & Associates, P.C., for Kent Center, LLC, 9 Maple Street, Map 19 Block 42 Lot 35, modification to include new signage for "Get Back, Inc." at 7 Fulling Lane.

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 '17 – February '18

- 10. Executive Session. Pending Litigation: High Watch Recovery Center, Inc., v. Kent Planning and Zoning Commission; Birch Hill Recovery Center, LLC; Kent Realty, LLC in Litchfield Superior Court. 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 Kent Planning and Zoning Commission; Birch Hill Recovery Center, LLC; Kent Realty, LLC.

12. ADJOURNMENT