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By Darlene Brady at 10:32 am, Apr 12, 2022

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

REGULAR MEETING AGENDA

Thursday, April 14, 2022

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/87617974142>

Meeting ID: 876 1797 4142

Dial in to: 1 646 558 8656

MEETING INFORMATION CAN BE FOUND HERE:

https://drive.google.com/drive/folders/1MqtTONBk-W_chTVyQH59NFgsWB_7GL?usp=sharing

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 10, 2022.

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. Clarification on the baseline of operations and aspirations of Club Getaway.

5.B.2. Application #13-22C, Chris Elkow, Kent Greenhouse & Gardens, for Richard and Rachel Becker, 79 Muller Road, Map 9 Block 22 Lot 136, installation of inground pool in HorizonLine Conservation District.

- 5.B.3. Discussion and possible decision on the opting out of certain subsections of Public Act 21-29 with regard to accessory apartments and parking requirements for residential uses.

6. NEW BUSINESS:

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

- 6.A.1. Application #'s 28-22C and 29-22SP, John & Gerri Gleason, 12 Halls Lane, Map 9 Block 22 lot 43, construction of inground pool and pergola located in the area between the principal building and a public street.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1. Review of ARB responsibilities.
- 6.B.2. Lot Line Revision, Daniel Greenbaum & Jill Scholsohn, 28 and 30 Kenmont Road, Map 16 Block 22 Lots 4 and 3.
- 6.B.3. Application #32-22C, Kent Land Trust, 0 South Main Street, Map 4 Block 12 Lot 5, operation of temporary farmers' market.
- 6.B.4. Preliminary discussion, Bill Freeman and Hicks Stone for Maple Street Extension, LLC, 0 Maple Street Extension, Map 4 Block 42 Lot 1, Incentive Housing Zone development.
- 6.B.5. Discussion of possible violation(s), Stanley Greenbaum, 247 Bulls Bridge Road, Map 6 Block 11 Lot 1.

7. STAFF REPORT:

8. REPORT OF OFFICERS AND COMMITTEES:

- 8.A. POCD Subcommittee
- 8.B. Affordable Housing Plan Subcommittee

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

- 9.A. Administrative Permits and Certificates of Compliance: March 8 to April 11, 2022
- 9.B. 2022 Annual Conference of the Connecticut Federation of Planning & Zoning Agencies presentation handout.

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. EXECUTIVE SESSION: Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the

United States District Court for the District of Connecticut filed April 24, 2020. Discussion of strategy and negotiations with legal counsel.

- 12. EXECUTIVE SESSION: Pending Litigation: Committee to Protect Rural Kent, LLC, Yewer, Dorothy and Yewer, David vs Town of Kent Planning and Zoning Commission, et al in Superior Court, Judicial District of Litchfield at Torrington dated December 21, 2021.**
13. 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.
14. Open session involving discussion and possible action on Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the United States District Court for the District of Connecticut filed April 24, 2020.
15. Open session involving discussion and possible action on Pending Litigation: Committee to Protect Rural Kent, LLC, Yewer, Dorothy and Yewer, David vs Town of Kent Planning and Zoning Commission, et al in Superior Court, Judicial District of Litchfield at Torrington dated December 21, 2021.

ADJOURNMENT