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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**

RECEIVED FOR RECORD
KENT TOWN CLERK

2020 APR 15 P 12:22

BY *J. Bradley*
TOWN CLERK

**APRIL 9, 2020 REGULAR MEETING MINUTES
VIA ZOOM CONFERENCE**

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, April 9, 2020 at 7:00 p.m. in the Kent Town Hall.

1. CALL TO ORDER

Chairman Winter called the meeting to order at 7:02 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matt Winter, Karen Casey, Wes Wyrick, Marc Weingarten, Darrell Cherniske, Alice Hicks, David Birnbaum, Anne McAndrew

Staff Present: Donna Hayes, Land Use Administrator and Tai Kern, Land Use Clerk

Chairman Winter read aloud the web-based call procedures.

Mr. Manes moved to add to the agenda item 6.B.4 Scheduling of Public Hearing for Modification to Special Permits Granted to Kent Falls Brewery for Tastings. Ms. Casey seconded and the motion carried unanimously.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes of March 12, 2020.

Mr. Manes moved to approve the Regular Meeting Minutes of March 12, 2020. Mr. Cherniske seconded and the motion carried unanimously.

4. PUBLIC COMMUNICATIONS (ORAL):

N/A

5. OLD BUSINESS:

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

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR APRIL 9, 2020**

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5.B. DISCUSSION AND POSSIBLE DECISION

5.B.1. Discussion on creating a revised definition of “convalescent home” or similar institutional term.

Matt Winter suggested that the Commission consider why this was taken out of the Rural Zone and think about having a similar institution in a smaller size permitted. It was discussed that a different term such as Assisted Living be assigned to such an institution. Alice Hicks agreed with this approach to handling this matter within the Regulations.

The group agreed that they would continue the discussion to explore similar institution terms.

5.B.2. Planning schedule for the rewrite of the Subdivision Regulations dated June 1, 1995.

Wes Wyrick explained that due to the current climate this has yet to be addressed and suggested tabling this discussion for now.

6. NEW BUSINESS:

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

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Approval of the Town of Kent 5-Year Capital Plan

It was explained that the Board of Finance has not yet approved the Capital Plan; however, a motion was crafted for this Commission to approve the plan based on what had been submitted.

Mr. Weingarten moved to approve the Town of Kent 5-Year Capital Plan dated March 27, 2020 with the understanding that any additions or dollar increases be resubmitted for approval. Mr. Wyrick seconded and the motion carried unanimously.

6.B.2. Acceptance and scheduling of public hearing for Application #'s 13-20SP and 14-20C, Arthur H. Howland & Associates, PC, for Geoffrey Smith and Jamie Levitt, 85 Fuller Mountain Road, Map 2 Block 7 Lot 6, construction of 3-bedroom accessory dwelling unit and associated site work.

Mr. Wyrick moved to accept and schedule public hearing for the May 2020 meeting for Application #'s 13-20SP and 14-20C, Arthur H. Howland & Associates, PC, for Geoffrey Smith and Jamie Levitt, 85 Fuller Mountain Road, Map 2 Block 7 Lot 6, construction of 3-bedroom accessory dwelling unit and associated site work. Mr. Cherniske seconded and the motion carried unanimously.

6.B.3. Discussion of proposed letter to Connecticut Department of Housing regarding the submission of the Town of Kent's 2020 Community Development Block Grant (Small Cities) Program Application.

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The group confirmed their receipt of the letter drafted as requested by Kent Affordable Housing. Matt Winter read the letter regarding this request submitted by Kent Affordable Housing to determine whether they are asking for the P&Z's endorsement or Matt Winter's personal endorsement. Mr. Manes discussed whether the maintenance for which this grant is about would fall under Planning and Zoning's purview.

Mr. Weingarten moved to approve the proposed letter to Connecticut Department of Housing regarding the submission of the Town of Kent's 2020 Community Development Block Grant (Small Cities) Program Application. Mr. Cherniske seconded and the motion carried 5-0-1. Manes abstained.

6.B.4. Scheduling of Public Hearing for Modification to Special Permits Granted to Kent Falls Brewery for Tastings.

Mr. Manes moved to set public hearing for May 2020 meeting for Modification to Special Permits Granted to Kent Falls Brewery for Tastings. Mr. Wyrick seconded and the motion carried unanimously.

7. STAFF REPORT:

7.A. Temporary Modification to Application 11-16C, 45 North Main Street, Map 19 Block 15 Lot 14, Kent Coffee & Chocolate for Kevin Hart & Quarter Mile, LLC: Modification to allow drive-thru window during COVID-19 pandemic.

Donna Hayes explained that she was contacted by the business owner with regard to the COVID-19 related changes to request to allow the permitted walk-up ice cream window to be used as a drive-through temporarily for coffee. Chairman Winter and Mrs. Hayes consulted with the permission of the Land Use Attorney and determined that this would be acceptable for a two-month time period. Normally, a change such as this would be approved via a meeting with the Commission.

Alice Hicks questioned why this could not be used as a walk-up window for coffee. It was explained that people are not wanting to get out of their cars due to the current conditions.

Wes Wyrick moved to ratify the decision for Temporary Modification to Application 11-16C, 45 North Main Street, Map 19 Block 15 Lot 14, Kent Coffee & Chocolate for Kevin Hart & Quarter Mile, LLC: Modification to allow drive-thru window during COVID-19 pandemic. Mr. Cherniske seconded and the motion carried unanimously.

7.B. Temporary Modification to Applications #106-18SP and 107-18C, High Watch Recovery Center, 62 Carter Road, Map 14 Block 22 Lot 7: Modification to allow the installation of one temporary FEMA trailer to be used during COVID-19 pandemic.

Donna Hayes reported that she was contacted by Vinny Roberti and advised that they would be installing a FEMA trailer to quarantine for their new admittances for COVID-19. Chairman Winter read a letter from Linda Palmer in opposition to this request. Marc Weingarten noted that such an activity should require a public hearing. Mrs. Hayes explained that she contacted the Land Use Attorney due to the urgent nature of this request and he advised that this could be approved due to the special circumstances. Normally, the addition of this new trailer would require a modification to the original site plan to be presented to the Commission. The Office of Health Strategy has approved this request. She explained that she would rather err on the side of caution with regard to this pandemic.

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Mrs. Hayes reported she has not received a site plan or a Health Department approval yet. When this is over they have a certain amount of time that they need to remove the trailers.

It was questioned whether this was merely the bed count or if patient count would increase noting that they have been less than truthful in the past with this Commission. It was noted that the permit should be carefully worded not to allow 22 additional patients.

The group agreed that they do not have an issue with creating a safer environment at High Watch; however, the Commission agreed that this can be approved administratively with the condition that the density could not be expanded. The temporary status would be tied in with the Office of Health Strategy end date, which is when the Governor lifts the Emergency Declaration.

Mr. Weingarten moved to approve a temporary Modification to Applications #106-18SP and 107-18C, High Watch Recovery Center, 62 Carter Road, Map 14 Block 22 Lot 7: Modification to allow the installation of one temporary FEMA trailer to be used during COVID-19 pandemic. Mr. Wyrick seconded and the motion carried unanimously.

7.C. Land Use Office Hours effective March 30th to April 17th. - Reviewed

7.D. Executive Orders currently in place that are affecting Planning and Zoning. - Reviewed

8. REPORT OF OFFICERS AND COMMITTEES:

8.A. Subdivision Regulation Sub-Committee - Tabled

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance – March 9, 2020 – April 3, 2020. Confirmed received.

9.B. Monthly Financials – July '19 – February '20 - Confirmed received

10. ADJOURNMENT

Mr. Manes moved to adjourn at 8:19 p.m. Mr. Wyrick seconded and the motion carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern, Land Use Clerk

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REGULAR MEETING MINUTES FOR APRIL 9, 2020**

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KENT PLANNING AND ZONING COMMISSION
41 KENT GREEN BOULEVARD
P.O. Box 678
KENT, CONNECTICUT 06757

TOWN OF KENT
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

The Town of Kent Planning and Zoning Commission shall hold a public hearing via a ZOOM meeting on Thursday, May 14, 2020 during a ZOOM meeting beginning at 7:00 p.m. to discuss and possibly act on: Modification to Application #43-15SP, 33 Camps Road, LLC, 33 Camps Road, Map 17 Block 28 Lot 30; **modification to include an additional day for seasonal tours, tastings and retail sales.** Any corresponding documentation will be attached to the official agenda.

At this hearing, persons may participate and be heard and written communication can be received.

The ZOOM meeting number can be located on the official agenda that was filed on the Town of Kent's website a minimum of 24 hours prior to the official ZOOM meeting.

Matt Winter, Chairman

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At this hearing, persons may participate and be heard and written communication can be received.

The ZOOM meeting number can be located on the official agenda that was filed on the Town's website a minimum of 24 hours prior to the official ZOOM meeting.

Matt Winter, Chairman



6A.1 ORIGINAL

SPECIAL PERMIT APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App #: 13-20SP
Fee received: 210
Date of receipt: 3/12/20
Official date of receipt: 4/9/2020

Name of property owner: Jamie Levitt & Geoffrey Smith

Owner's mailing address: 85 Fuller Mountain Road

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahhowland.com

Applicant's name: Paul Szymanski, PE C/o Arthur H Howland & Associates, PC

Applicant's address: 143 West Street, Suite E New Milford 06776

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahhowland.com

Property address: 85 Fuller Mountain Road

Map: 2 Block: 7 Lot: 6

Zoning regulation section: R

Statement of use: Proposed 3 bedroom guest house with a well, sanitary system, driveway, grading and other related appurtenances

Cubic yards of fill to be deposited on the property (if any): 50 cubic yards

Yards of earth materials to be removed off the property (if any): none

Is this property subject to a conservation or preservation restriction: Yes [] No [x]

If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? [] Yes [x] No
If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature] Date: 2/28/2020

Signature of property owner: [Signature] Date: 2/28/2020

 ORIGINAL

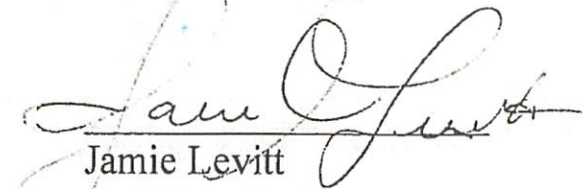
Geoffrey Smith and Jamie Levitt
85 Fuller Mountain Road
Kent, Connecticut 06757

February 6, 2020

Dear Town of Kent:

Please be advised that the office of Arthur H. Howland & Associates, P.C. is authorized to represent us before any and all agencies and commissions of the Town of Kent for the purpose of obtaining approval of any and all land use permits and applications at 85 Fuller Mountain Road, Kent, Connecticut.

Sincerely Yours,


Jamie Levitt
Geoffrey Smith
Owners

**Torrington Area Health District
350 Main St - Suite A; Torrington, Ct 06790**

6A.1

Permit #

15819

**T A H D Is A Equal Opportunity Provider
Design Review For
Subsurface Sewage Disposal System**

85 Fuller Mountain Rd Kent
 Lot# Street# Street Name Town Subdivision
 G. Smith & J. Levitt 85 Fuller Mountain Rd Kent Ct. 06757
 Owner Owner Address Town State Zip
 860-354-9346
 Owner Telephone Agent's Name
 Arthur Howland And 30 Bridge St. New Milford Ct. 06776
 Engineer Engineer Address Town State Zip

This Approval Indicates That The Proposal Has Been Reviewed By The Health District And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: February 12, 2020 Plan prepared by Paul Szymanski, Jr
Plan Approval Date: March 4, 2020 # Of Bedrooms: 3

12" High Galleries	1000	531	90'
Septic System Type	Tank Size	Field Sq Ft.	Length Of Septic System

Approved Plan Revision Required Required Not Required
 (2) Perk Tests In Fill By Engineer

This is Not A Permit To Construct A Subsurface Sewage Disposal System. The Permit To Construct Will Be Issued To The Licensed Septic System Installer Prior To Actual Construction. This Plan Approval Is Subject To Specific And General Conditions As Shown On This Form And/or The Approved Plan. **Please Read Them Carefully.**

<input checked="" type="checkbox"/> Engineer Design	<input checked="" type="checkbox"/> Select Fill Required	<input checked="" type="checkbox"/> As Below
<input checked="" type="checkbox"/> Percolation Test In Fill	<input type="checkbox"/> Curtain Drain	<input checked="" type="checkbox"/> In Place Sieve Test Required
<input checked="" type="checkbox"/> Engineer As Built Required	<input type="checkbox"/> Engineer Supervision	<input type="checkbox"/> Low Flow Water Treatment
<input checked="" type="checkbox"/> Field Staking By Engineer	<input type="checkbox"/> As-built Installer	

- 1) House and septic system to be field staked by the surveyor.
- 2) System to be installed when soil moisture is low.
- 3) Installer to submit a recent sieve analysis to T.A.H.D. prior to placement of fill.
- 4) Installer to contact T.A.H.D. for scarification inspection prior to placement of fill.

Approved By:

Director Of Health

Sanitarian



SITE PLAN APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App #: 14-200
Fee received: 160
Date of receipt: 3/12/2020
Official date of receipt: 4/9/2020

Name of property owner: Geoffrey Smith & Jamie Levitt

Owner's mailing address: 85 Fuller Mountain Road

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahhowland.com

Applicant's name: Paul Szymanski, PE C/o Arthur H Howland & Associates, PC

Applicant's address: 143 West Street, Suite E New Milford 06776

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahhowland.com

Property address: 85 Fuller Mountain Road

Map: 2 Block: 7 Lot: 6

Zoning regulation section: R

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If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature] Date: 2/28/2020

Signature of property owner: [Signature] Date: 2/28/2020

6A.1

- A statement signed by the applicant indicating that any required statutory notifications have been provided or that no such notifications are required.
- Copy of any relevant variance(s), stamped to document filing in the Office of the Kent Town Clerk.

DEPARTMENTAL CHECKLIST

Applicant confirms the following permits/approvals have been obtained where applicable:

Site Plan Application/ Special Permit Application	✓	Land Use Office Monday - Friday 9am - 4pm
Septic & Well (if in Rural District)	✓	Torrington Area Health - Cathy Weber Tuesday's beginning at 12 pm
Sewer (if in Village Center)	NA	Joyce Kearns in the 1 st Selectman's Office
Inland Wetlands (if applicable)	NA	Land Use Office, Monday - Friday 9am - 4pm
Flood Hazard (if applicable)	NA	Land Use Office, Monday - Friday 9am - 4pm
Horizonline Conservation (if applicable)	NA	Land Use Office, Monday - Friday 9am - 4pm
Fire Marshal (all but 1 & 2 family dwellings)	NA	Land Use Office Tuesday & Thursday 3pm - 4pm

Dmk
Signature

3/13/2020
Date

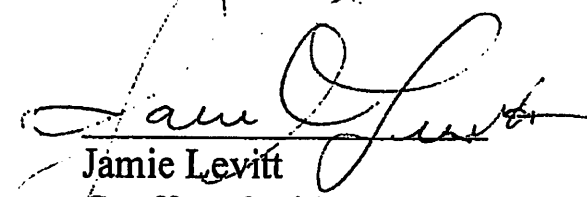
Geoffrey Smith and Jamie Levitt
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Kent, Connecticut 06757

February 6, 2020

Dear Town of Kent:

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Sincerely Yours,



Jamie Levitt
Geoffrey Smith
Owners

6A.1

**Torrington Area Health District
350 Main St. - Suite A; Torrington, Ct 06790**

Permit #

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Approved By:

Director Of Health

Sanitarian

DESIGN CRITERIA FOR GUEST HOUSE

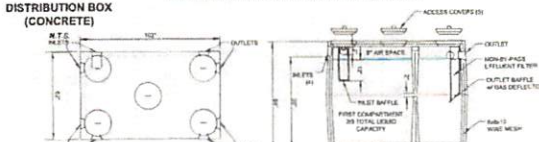
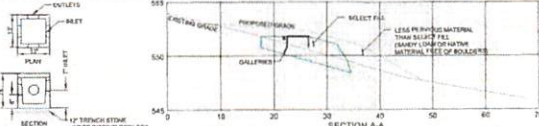
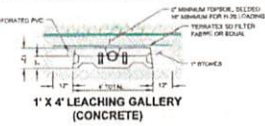
- NUMBER OF TOILET FIXTURES
 - PERCOLATION RATE (INCHES PER HOUR)
 - AVERAGE DEPTH TO RESTRICTIVE LAYER (INCHES)
 - HYDRAULIC GRADIENT (%)
- MLSS ANALYSIS:**
- HYDRAULIC FACTOR (F_H)
 - FLOW FACTOR (F_F)
 - PERCOLATION FACTOR (F_P)
 - MLSS (LBS/FT³)
 - LF LEACHING SYSTEM SPREAD REQUIRED

DESIGN CRITERIA FOR MAINHOUSE - CODE COMPLIANT SEPTIC AREA

- NUMBER OF TOILET FIXTURES
 - PERCOLATION RATE (INCHES PER HOUR)
 - AVERAGE DEPTH TO RESTRICTIVE LAYER (INCHES)
 - HYDRAULIC GRADIENT (%)
- MLSS ANALYSIS:**
- HYDRAULIC FACTOR (F_H)
 - FLOW FACTOR (F_F)
 - PERCOLATION FACTOR (F_P)
 - MLSS (LBS/FT³)
 - LF LEACHING SYSTEM SPREAD REQUIRED

SEPTIC ELEVATION TABLE

COMPONENT	MIN. HEIGHT (FEET)	MIN. SLOPE (PERCENT)
SEPTIC TANK	10.0	0.25
SEPTIC TANK INLET	10.0	0.25
SEPTIC TANK OUTLET	10.0	0.25
LEACHING GALLERY	10.0	0.25
LEACHING GALLERY INLET	10.0	0.25
LEACHING GALLERY OUTLET	10.0	0.25
DISTRIBUTION BOX	10.0	0.25
DISTRIBUTION BOX INLET	10.0	0.25
DISTRIBUTION BOX OUTLET	10.0	0.25



PROPOSED SYSTEM DESIGN FOR GUEST HOUSE:

- MINIMUM FEET OF 4\"/>

CODE COMPLIANT SEPTIC AREA FOR MAIN HOUSE:

- MINIMUM FEET OF 4\"/>

EXISTING SEPTIC SYSTEM FOR MAIN HOUSE:

- MINIMUM FEET OF 4\"/>

GENERAL NOTES:

- LEACHING GALLERIES SHALL BE INSTALLED IN THE PRIMARY LEACHING AREA AND SHALL BE INSTALLED PRIOR TO PLACEMENT OF SELECT FILL. AREA TO BE LEACHED SHALL BE DETERMINED BY THE CONTRACTOR TO BE KEPT OUT OF THE PROPOSED SEPTIC SYSTEM. LEACHING GALLERIES SHALL BE APPROVED & CONFORMANT WITH THE TOWN OF KENT HEALTH DEPARTMENT. ALL LEACHING GALLERIES SHALL BE INSTALLED TO CONFORM WITH THE TOWN OF KENT HEALTH DEPARTMENT. ALL LEACHING GALLERIES SHALL BE APPROVED & CONFORMANT WITH THE TOWN OF KENT HEALTH DEPARTMENT. ALL LEACHING GALLERIES SHALL BE APPROVED & CONFORMANT WITH THE TOWN OF KENT HEALTH DEPARTMENT.

PERCOLATION TEST

DATE	TIME	START TIME	END TIME	PERCOLATION RATE (INCHES PER HOUR)
12/12/20	10:00	10:00	10:30	1.5
12/12/20	11:00	11:00	11:30	1.5
12/12/20	12:00	12:00	12:30	1.5
12/12/20	13:00	13:00	13:30	1.5
12/12/20	14:00	14:00	14:30	1.5
12/12/20	15:00	15:00	15:30	1.5
12/12/20	16:00	16:00	16:30	1.5
12/12/20	17:00	17:00	17:30	1.5
12/12/20	18:00	18:00	18:30	1.5
12/12/20	19:00	19:00	19:30	1.5
12/12/20	20:00	20:00	20:30	1.5
12/12/20	21:00	21:00	21:30	1.5
12/12/20	22:00	22:00	22:30	1.5
12/12/20	23:00	23:00	23:30	1.5
12/12/20	00:00	00:00	00:30	1.5
12/12/20	01:00	01:00	01:30	1.5
12/12/20	02:00	02:00	02:30	1.5
12/12/20	03:00	03:00	03:30	1.5
12/12/20	04:00	04:00	04:30	1.5
12/12/20	05:00	05:00	05:30	1.5
12/12/20	06:00	06:00	06:30	1.5
12/12/20	07:00	07:00	07:30	1.5
12/12/20	08:00	08:00	08:30	1.5
12/12/20	09:00	09:00	09:30	1.5
12/12/20	10:00	10:00	10:30	1.5
12/12/20	11:00	11:00	11:30	1.5
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12/12/20	20:00	20:00	20:30	1.5
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12/12/20	01:00	01:00	01:30	1.5
12/12/20	02:00	02:00	02:30	1.5
12/12/20	03:00	03:00	03:30	1.5
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12/12/20	15:00	15:00	15:30	1.5
12/12/20	16:00	16:00	16:30	1.5
12/12/20	17:00	17:00	17:30	1.5
12/12/20	18:00	18:00	18:30	1.5
12/12/20	19:00	19:00	19:30	1.5
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6A.2

Kent Center LLC

6 N. Main Street

P.O. Box 97

Kent, CT 06757

Wednesday, May 6, 2020

Town of Kent Planning and Zoning Commission

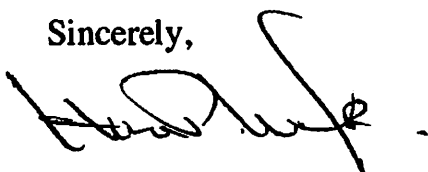
41 Kent Green Blvd.

Kent, CT 06757

RE: Kent Barns snow removal procedures

Kent Center LLC employs a full time maintenance supervisor who oversees all aspects of daily maintenance including snow removal during the winter months. His daily responsibilities include removing snow from steps and terraces as required and include all outdoor stairs. In addition, a professional snow removal maintenance company is employed to clear the driveways, pathways and all other areas of Kent Barns. The company works at the direction of the maintenance supervisor and is able to assist in the clearing of steps and terraces during snow storms as needed.

Sincerely,



Hiram P. Williams, Jr.
Managing Member

6B.2



MILONE & MACBROOM

May 11, 2020

Ms. Donna M. Hayes
Land Use Administrator
Town of Kent
41 Kent Green Boulevard
Kent, CT 06757

**RE: Site Plan Modification
Applications #106-18SP and 107-18C
High Watch Recovery Center Office and Dining Hall Addition
62 Carter Road
Kent, Connecticut
MMI #6504-02**

Dear Ms. Hayes:

Please find attached and summarized below proposed site plan modifications regarding the above-referenced project. As construction has been progressing, site design alterations have been discussed to benefit the site's development and to continue to comply with the approved site plans' design intent and town approvals. The proposed site revisions stem from three main sources: code review comments, building alterations, and field conditions. The following is a description of the proposed revised areas outlined on the attached site plans:

Area "A" – The Bantle Hall parking lot is proposed to be revised to accommodate two accessible parking spaces per the town's code review comments. Revising the grades of the parking lot to accommodate no greater than a 2% slope in any direction for the accessible spaces requires additional grading of the lot. The space required for the accessible parking also reduces the total number of parking spaces in the lot from 46 to 45 spaces. The extent, limits, and configuration of the lot remains unchanged. We believe this change is a benefit to the project and improves accessibility to Bantle Hall for visitors.

Area "B" – In association with the above revision Area "A," the design team re-evaluated the parking layout and distribution of accessible parking within the core of the campus and determined it would be beneficial to eliminate the small pull-off parking areas along the main access drive to create a more pedestrian-friendly and safer campus environment. High Watch will not permit visitors beyond the main lower parking lot unless there is an event at Bantle Hall or a need for overflow parking. The small pull-off parking spaces are disjointed and create the potential for conflicts between other vehicles and pedestrians. This will result in the removal of 12 parking spaces and their associated impervious area. Together with the loss of 1 space in the Bantle Hall lot, the total project parking count is proposed to be revised from 129 to 116. This total still exceeds the required parking count of 103 spaces. Within the loss of 12 spaces is the reduction of the number of accessible parking spaces by one space. The parking distribution and number still meet code requirements. The previously approved and revised parking summary tables are provided on Sheets SP and SP-REV.

Area "C" – In conjunction with the proposed building alteration to create an exterior freezer for Bantle Hall, a minor reduction in the rear access drive width will be needed should this building revision be

approved. The drive width will need to be reduced from 14 feet to 12 feet. Protective bollards will be installed to protect the adjacent building corners. We feel this reduction in pavement width will not adversely affect deliveries or emergency access. Visitors will not be permitted to use the access drive to the rear of Bantle Hall. Signage will be installed indicating staff and delivery use only.

Area "D" – This area has a number of proposed revisions including the following:

Wall Removal – In the approved site plan a two-tiered wall system was proposed for the west-facing slope above the new detox and pharmacy buildings. Once excavation and construction of the building foundations and lower retaining wall commenced, it became evident that we could slope the grades from the top of the lower wall and meet the upper existing grade without the need for the second upper wall. This allows for a reduction in hardscape and a more naturalized treatment of the slope. The removal of the wall allows for the reduction in utility structures. Both sanitary and storm drainage function as previously approved.

Building Alteration – A proposed second floor use of the detox wing necessitates an emergency egress route from the second floor. The attached site plans propose an elevated walk exiting the building to above the adjacent retaining wall and then heading north to the rear of the existing office building. This route would be fully accessible. See architectural plans for building revisions and elevated walk structure detail.

Sidewalk Removal – The building door at the northeast corner of the pharmacy building is proposed to be removed, eliminating the need for the connecting sidewalk.

Area "E" – This area is related to a building alteration that requires an exterior egress stair. The proposed site alterations associated are slight regrading, sidewalk connection, and an additional drainage structure at the bottom of the stairs.

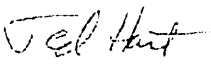
We believe the above-outlined site modifications keep within the previously approved site plans and will result in a more accessible, sustainable, and safe site development for High Watch and the town of Kent.

If you have any questions regarding the above comments, please feel free to contact me at (203) 271-1773.

Very truly yours,

MILONE & MACBROOM, INC.

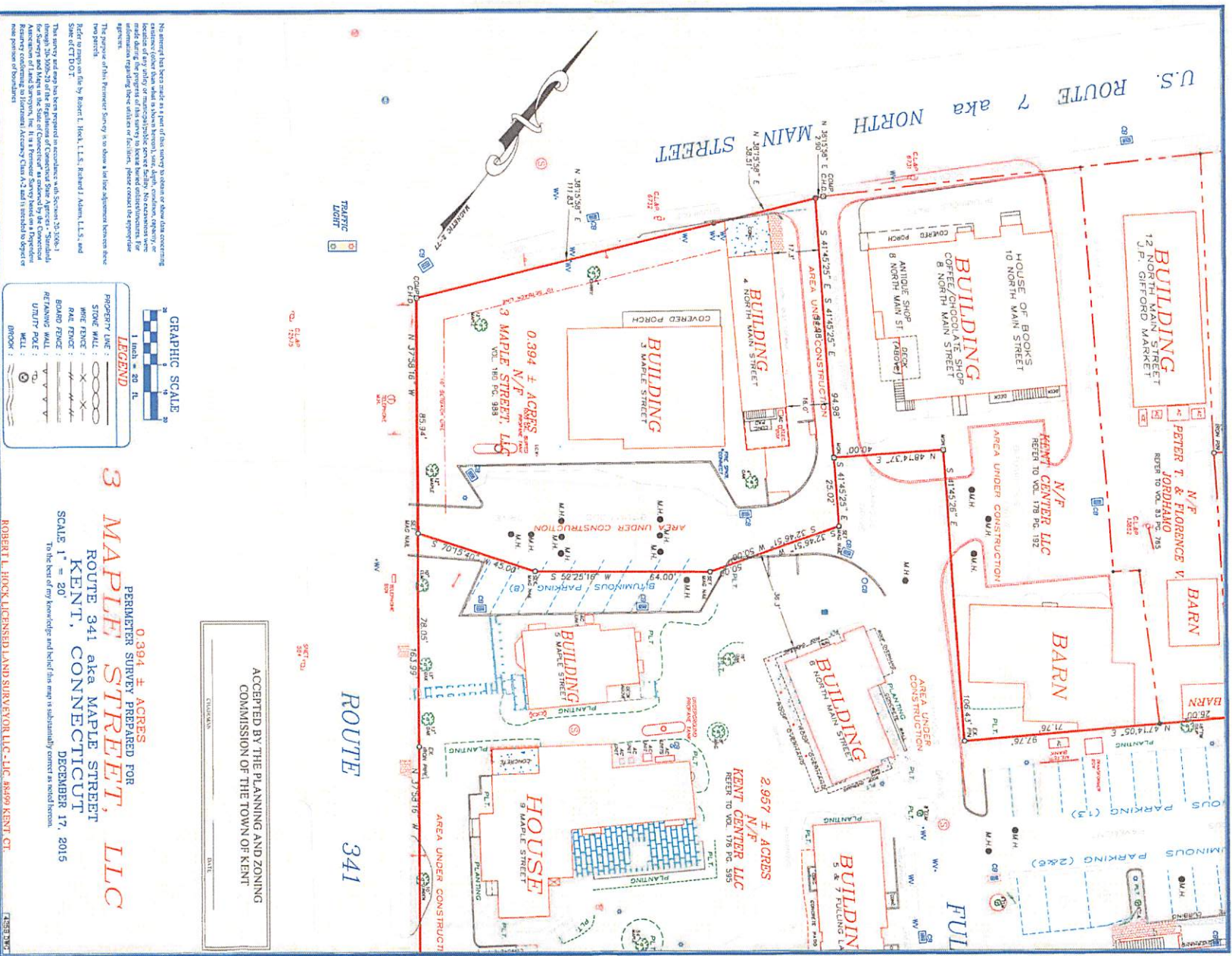

Michael T. Doherty, PLA, Associate
Lead Landscape Architect


Ted Hart, PE, Vice President
Director of Civil Engineering

Enclosures

6504-02-m1120-ltr

LB.2



No attempt has been made as a part of this survey to obtain or show the locations of any utility or man-made or public power or utility. No excavations were made during the progress of this survey to locate buried obstructions. For the purpose of this survey, the location of any such obstructions is shown as approximately as they can be located. The location of any such obstructions is shown as approximately as they can be located. The location of any such obstructions is shown as approximately as they can be located.

GRAPHIC SCALE
 1 inch = 20 ft.

LEGEND

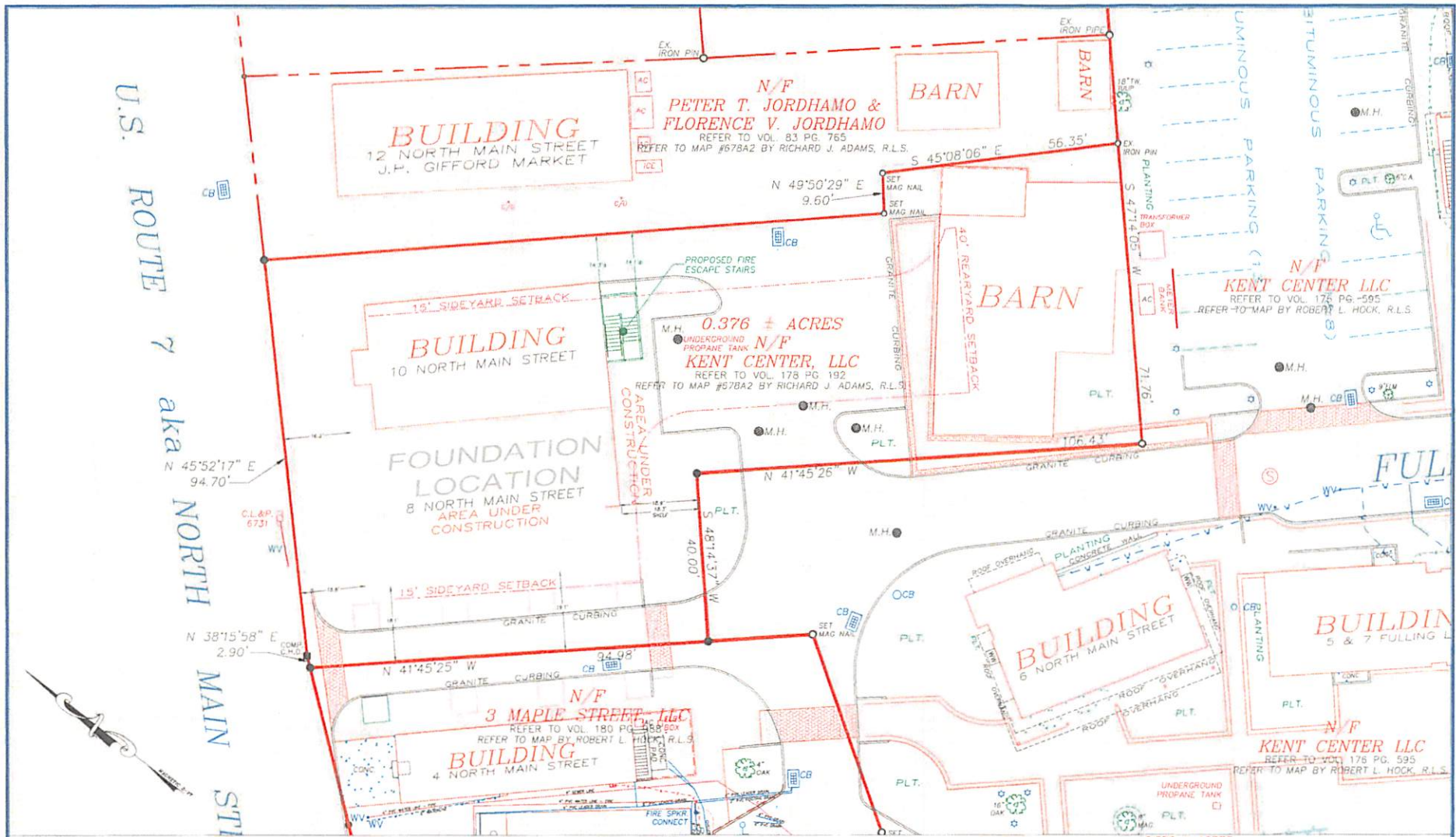
- PROPERTY LINE: ————
- STONE WALL: —●—●—●—
- WIRE FENCE: —X—X—X—
- RAIL FENCE: —+—+—+—
- BOARD FENCE: —|—|—|—
- RETAINING WALL: —V—V—V—
- UTILITY POLE: —○—
- WELL: —⊙—
- BRICK: —■—

0.394 ± ACRES
 PERMETER SURVEY PREPARED FOR
3 MAPLE STREET, LLC
 ROUTE 341 aka MAPLE STREET
 KENT, CONNECTICUT
 SCALE 1" = 20'
 DECEMBER 17, 2015

ROBERT L. HOCK LICENSED LAND SURVEYOR LLC - LIC. #8499 KENT CT.

ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF KENT

DATE: _____



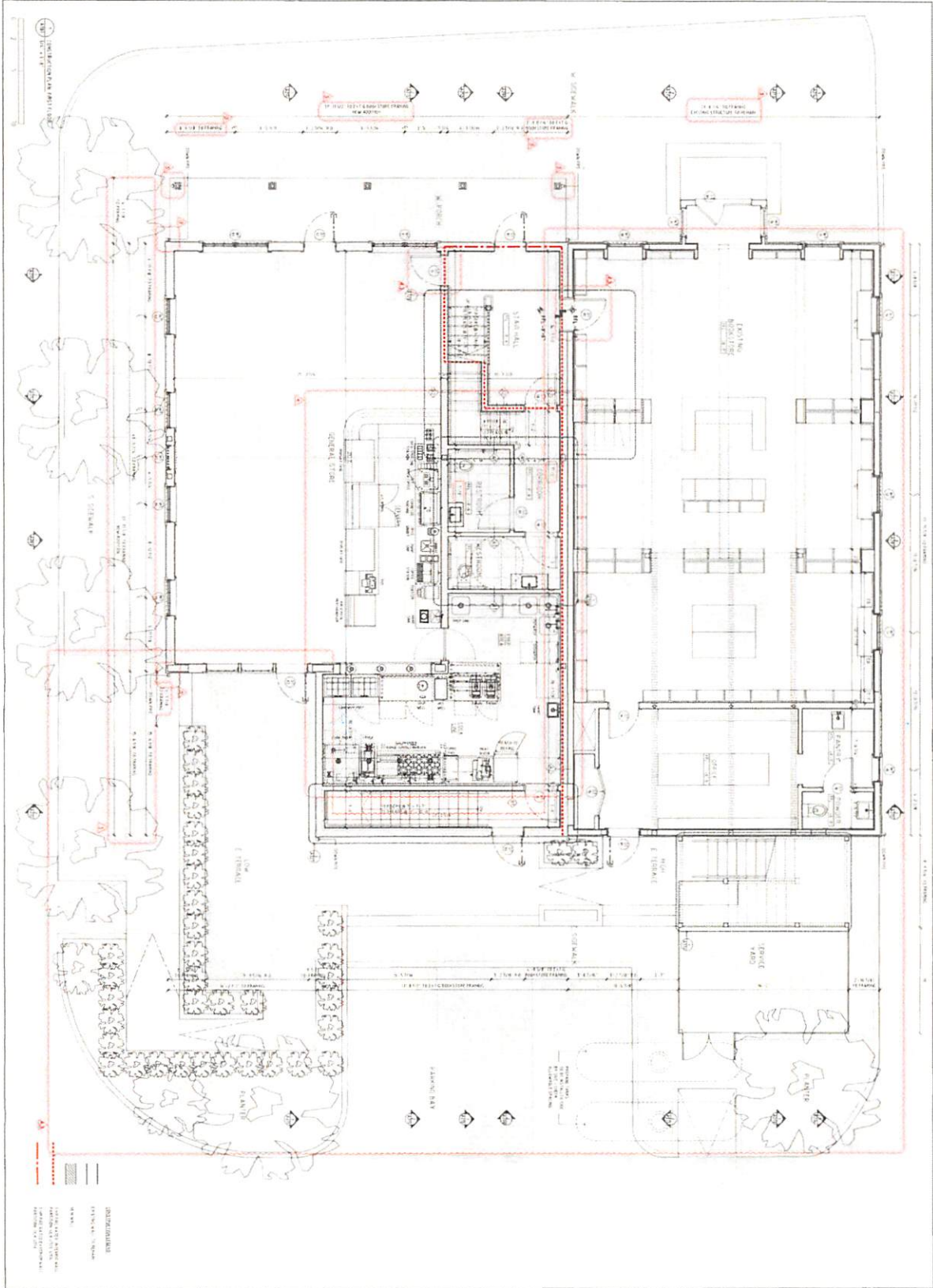
Record No. 11-2025 to show the proposed lot location.
 The purpose of this map is to show the location of the new foundation.
 Refer to maps on file by Robert L. Hook, R.L.S., Arthur H. Rankin, L.L.S., Richard J. Adams, L.L.S., Charles J. Palmer, R.L.S., L.W. Adams, L.L.S., William D. Ryan, L.L.S., David C. Dyer, R.L.S., and Robert L. Hook, R.L.S., as well as the Planning, Zoning and Code Enforcement Department, Town of Kent, Connecticut.
 This survey and map has been prepared in accordance with Section 20-260a(4) and 20-260b(2) of the Regulations of Connecticut State Agencies. "Standards for Surveys and Maps in the State of Connecticut" is published by the Connecticut Association of Land Surveyors, Inc. 1-100 Church Lane, Springfield, Connecticut 06459. The survey was conducted by a Licensed Surveyor, Class A-2, and is intended to be a permanent record of the survey and zoning requirements.

Refer to Vol. 102 Pg. 838-844 for Fire Escapes Agreement.
 The location of underground utilities are shown herein on the basis of underground inspectors' location of underground utilities. No warranty is made for the location of utilities shown herein. Additional burial or line markers may be located. No excavation work shall be done for the purpose of this survey as we are bound by our state laws. Further excavations are to be done under the supervision of the appropriate authority.

LEGEND	
UTILITY POLE	PROPERTY LINE
HYDRANT	STONE WALL
CATCH BASIN	WIRE FENCE
WELL	RAIL FENCE
TREE	ROAD FENCE
MANHOLE	RETAINING WALL
PROPANE TANK	EDGE OF LAWN
LIGHT POLE	HEDGE
TEST PIT	BRICK



0.376 ± ACRES
 ZONING LOCATION SURVEY PREPARED FOR
KENT CENTER, LLC
 #10 NORTH MAIN STREET aka U.S. ROUTE 7
 KENT, CONNECTICUT
 SCALE 1" = 10'
 NOVEMBER 13, 2019
 To the best of my knowledge and belief this map is substantially correct as stated herein.
 ROBERT L. HOOK (L.S.) LAND SURVEYOR, LLC - LIC. #8497-KEN-1-CT



KEY PLAN
 10 NORTH MAIN
 KENT CENTER
 10 NORTH MAIN
 1ST FLOOR

CONSULTANTS
 ARCHITECTS
 TANGHUY CHANG ARCHITECTS, INC.
 1005 STURGEON HILL
 SUITE 100
 ST. LOUIS, MO 63103
 TEL: 314.433.1100
 FAX: 314.433.1101
 WWW: TANGHUYCHANG.COM

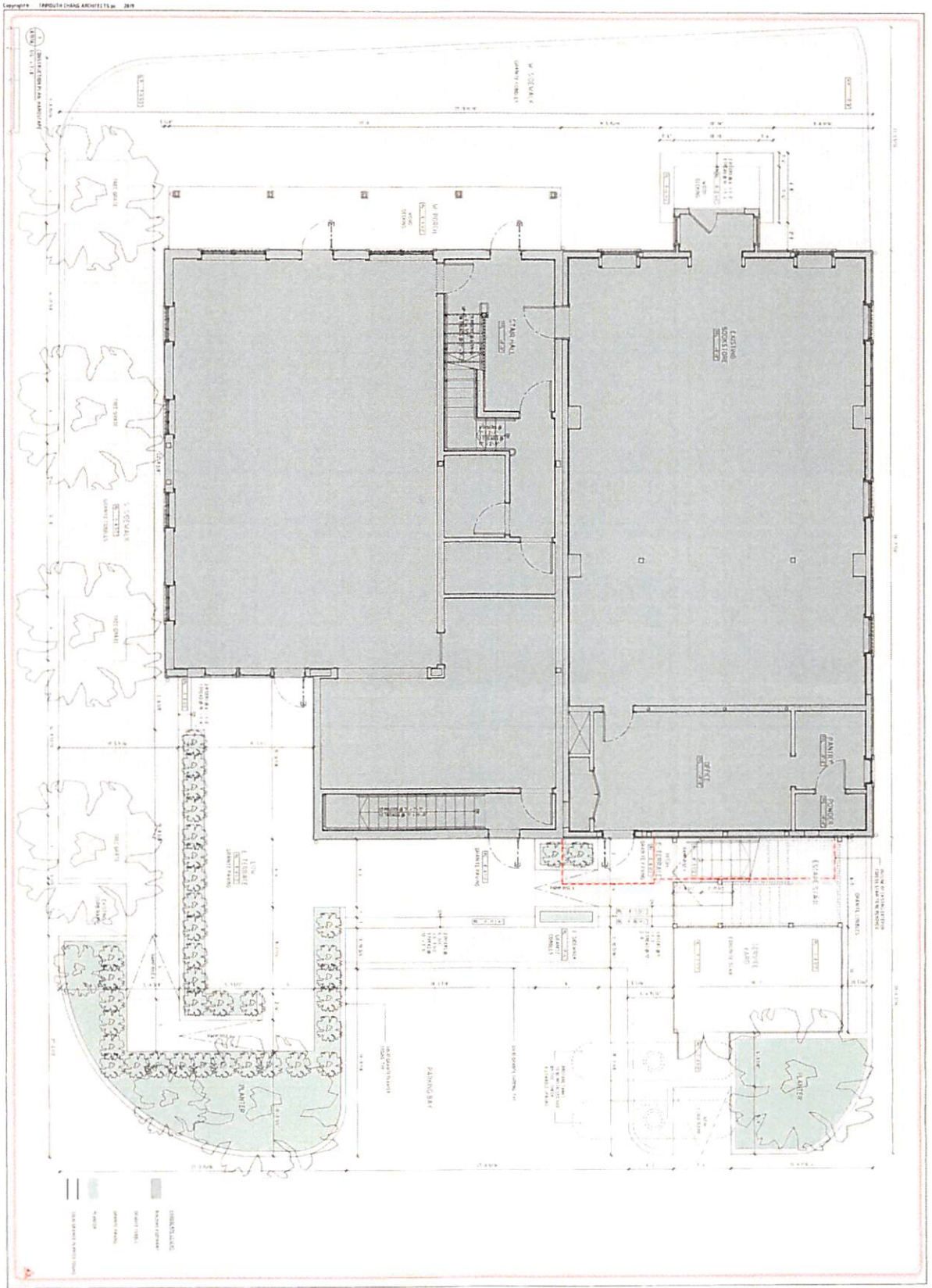
KEY PLAN
 10 NORTH MAIN
 KENT CENTER
 10 NORTH MAIN
 1ST FLOOR

LEGEND
 DOOR
 WINDOW
 WALL
 FLOOR FINISH
 CEILING FINISH
 STAIR
 ELEVATOR
 MECHANICAL EQUIPMENT
 PLUMBING EQUIPMENT
 ELECTRICAL EQUIPMENT
 LANDSCAPE
 PAVEMENT
 DRIVEWAY
 PARKING SPACE
 CAR
 TREE
 BUSH
 WALKWAY
 BIKEWAY
 BIKE RACK
 BIKE STORAGE
 BIKE REPAIR STATION
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 BIKE LOCKER
 BIKE SHED
 BIKE GARAGE

NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL SMOKE AND ALARM CODE (ISAC) AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (ADA) AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDC) AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC) AND ALL APPLICABLE LOCAL ORDINANCES.

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6.B.2



KEY PLAN

KENT CENTER 10 NORTH MAIN

REU CENTER LLC

ARCHITECT

PROBHU CHANG ARCHITECTS INC.

DATE

NO. 1011A

CONSTRUCTION PLAN

LANDSCAPE

A101A

DATE

NO. 1011A

CONSTRUCTION PLAN

LANDSCAPE

A101A

**SYNOPSIS OF PROPOSED CHANGES TO
APPLICATION #'S106-18SP and 107-18C
HIGH WATCH RECOVERY CENTER, INC.**

ON SHEET A004:

1. Moved interior staircase to outside. Foundation was already completed.
2.
 - a. Enclosed little porch and created 2 additional office (150 sf each)
 - b. Where the interior staircase was, is now a "group room/family therapy" (217 sf)
3. Pharmacy floor plan has been slightly modified
4. Rooms B130 & B121 are changed to single bed quarantine rooms
5. Connector has been narrowed and increased in height to accept new location of the retaining wall.
6. Two separate gender toilet rooms have been reduced to one Unisex and the second bathroom designation was changed.
7. Proposed future metal gazebo.
8. Internal staircase eliminated – now a detox therapy room (280 sf)

ON SHEET A122:

1. Storage room eliminated and the corridor was extended into the attic space and beyond.
 - a. Changed from mechanical room to group room (437 sf)
 - b. New office (143sf)
 - c. New location of mechanical room (169sf)
 - d. New office (169sf)
 - e. New office (143 sf)
 - f. Change from interior stair to group room (217sf)
2. New exit bridge to modified retaining wall.

ON SHEET A005:

1. Interior stair has been eliminated and space turned into a Group Room/Therapy (222 sf). New doors added in the corridor.

4130 PERMITTED ACCESSORY BUILDINGS, STRUCTURES AND USES**4131 Permitted By Right (No Additional Zoning Authorization Required)**

1. An accessory use customarily incidental and directly related to the operation of the permitted principal use. (check with the Zoning Enforcement Officer)
2. The parking of one commercial vehicle on a property provided that the vehicle (also see Section 4134 for parking of additional commercial vehicles):
 - a. is self-propelled,
 - b. does not have more than a single-axle rear end, and
 - c. does not exceed 14,000 pounds gross vehicle weight rating
3. A farm stand up to 144 square feet in area when accessory to a farm provided that (also see Section 4133):
 - a. such stand is limited to the sale of agricultural products produced on the premises,
 - b. the stand is located in an area with adequate access, sight lines and parking,
 - c. the stand does not have a permanent foundation,
 - d. no electricity, lighting, or plumbing is provided, and
 - e. the structure shall not exceed 15 feet in height.
4. Accessory display of merchandise or goods outside of a retail establishment, art gallery, or personal service establishment during the hours such business is open provided that:
 - a. such display is located immediately adjacent to the building,
 - b. the display does not extend more than three (3) feet from the building, and
 - c. the display does not interfere with pedestrian or vehicular circulation or emergency access.
5. Up to four (4) seats for outdoor seating for restaurant patrons provided that such seating does not intrude on the sidewalk or other public ways. (also see Section 4133 for additional outdoor seating).
6. Home office in accordance with Section 6100 when accessory to a residence.

4132 Permitted By Zoning Permit (Staff)

1. An accessory building or structure customarily incidental and directly related to the operation of the permitted principal use. (check with the Zoning Enforcement Officer)
2. Minor home occupation in accordance with Section 6100 when accessory to a residence.

4100

VILLAGE COMMERCIAL DISTRICT (VC)

4133 Permitted By Site Plan Approval (Commission)

- 1 Off-street parking and loading in accordance with Section 8200.
- 2 A farm stand not otherwise in compliance with Section 4131 above may be approved by the Commission by Site Plan approval.
- 3 Up to sixteen (16) seats for outdoor seating for restaurant patrons provided that such seating does not intrude on the sidewalk or other public ways. (also see Section 4134 for additional outdoor seating)

4134 Permitted By Special Permit (Commission With Public Hearing)

- 1 More than sixteen (16) seats for outdoor seating for restaurant patrons provided that such seating does not intrude on the sidewalk or other public ways.
2. Major home occupation in accordance with Section 6100 when accessory to a residence.
3. An accessory residential unit in accordance with Section 6200.
4. Bed and breakfast with up to six (6) bedrooms when in accordance with Section 6300 and when accessory to and within an owner-occupied single-family dwelling.
5. The parking of more than one commercial vehicle or the parking of a commercial vehicle not in compliance with the provisions of Section 4132.2.



6B.2

CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION

MICHELLE H. SEAGULL | COMMISSIONER

For Immediate Release

From Director John Suchy, Director, Liquor Control Division

A handwritten signature in black ink, appearing to read 'John J. Suchy', is written over the printed name.

May 1, 2020

Guidance Statement on Outdoor Service of Alcoholic Beverages

If you wish to offer outdoor service of alcoholic beverages at your restaurant, bar, or other dining establishment, you will need local and state approvals. With this in mind, we have an application, complete with instructions, that has been in use for several years now. There is no fee associated with this application.

The name of the form is Patio, Extension of Use, And/or Additional Consumer Bar Application.

It can be found on our website at www.ct.gov/dcp, linking to Liquor Control Division, and then Applications and Forms or directly linking to:

https://portal.ct.gov/-/media/DCP/LIQUOR_CONTROL/Misc-Liquor-Forms/Patio-Ext-of-Use-ACB-App-pdf.pdf?la=en

The form needs to be reviewed and approved by local officials, specifically zoning, fire marshal, and local health. Since many town offices are closed and officials are working remotely, we will accept electronic signatures. **Please do not submit any form without the required local approvals.** If an application comes without such approvals, it will not be reviewed.

In addition, please provide a copy of the sketch of the proposed outdoor service area which has been provided to and approved by local officials.

If you already applied for and received patio approval, you do not need to reapply.

Note that a patio is an extension of the permit premise, and the permittee must maintain control. All the rules associated with service of alcohol inside the premise (e.g., no service to minors) also applies to the patio.

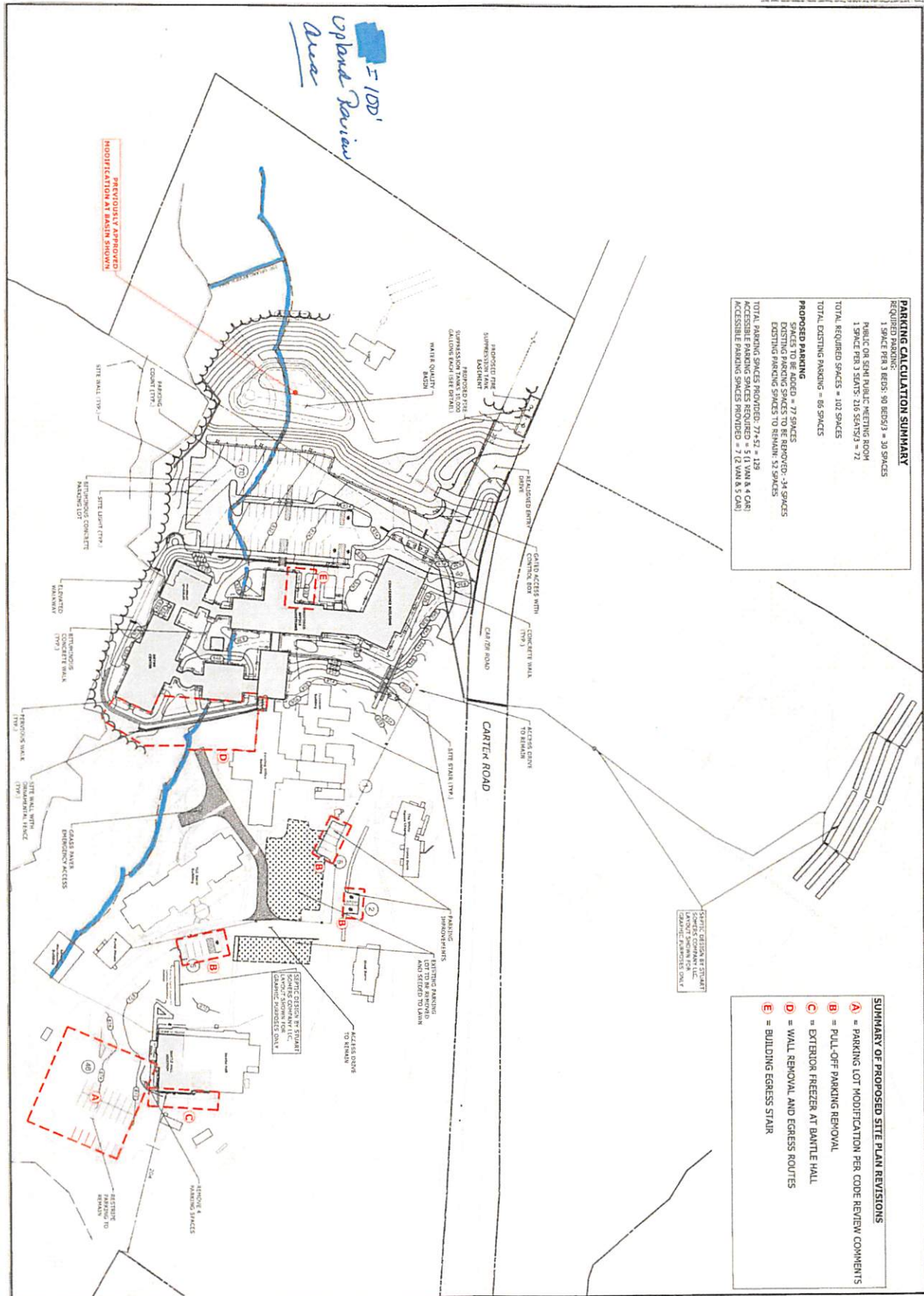
IMPORTANT- To expedite the review and approval process, please email completed application and sketch to dcp.liquorcontrol@ct.gov. It is important that you provide us with a workable email address which we can use to send you an updated liquor permit showing the outdoor service (patio) approval.

450 Columbus Boulevard, Suite 901 Hartford, CT 06103 | (860) 713-6100 | Toll-Free in CT (800) 842-2649

ct.gov/DCP | facebook.com/ctdcp | [@ctdcp](https://twitter.com/ctdcp)

100'
 Upland Review
 Area

PREVIOUSLY APPROVED
 MODIFICATION AT BASIN SHOWN



PARKING CALCULATION SUMMARY

REQUIRED PARKING:
 1 SPACE PER 3 SEATS, 90 BECS/3 = 30 SPACES
 PUBLIC OR SEMI PUBLIC MEETING ROOM
 1 SPACE PER 3 SEATS, 216 SEATS/3 = 72
 TOTAL REQUIRED SPACES = 102 SPACES

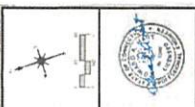
TOTAL EXISTING PARKING = 86 SPACES

PROPOSED PARKING
 SPACES TO BE ADDED = 77 SPACES
 EXISTING PARKING SPACES TO BE REMOVED = 34 SPACES
 TOTAL PARKING SPACES PROVIDED = 77-34 = 43
 EXISTING PARKING SPACES TO REMAIN = 52 SPACES
 ACCESSIBLE PARKING SPACES PROVIDED = 7 (2 VAN & 5 CAR)

SUMMARY OF PROPOSED SITE PLAN REVISIONS

A = PARKING LOT MODIFICATION PER CODE REVIEW COMMENTS
 B = PULL-OFF PARKING REMOVAL
 C = EXTRACTOR FREEZER AT BATTLE HALL
 D = WALL REMOVAL AND EGRESS ROUTES
 E = BUILDING EGRESS STAIR

<p>OVERALL SITE PLAN</p> <p>HIGH WATCH RECOVERY CENTER OFFICE AND DINING HALL ADDITION</p> <p>54 & 52 CARTER ROAD KENT, CONNECTICUT</p>		<p>DESCRIPTION</p> <p>DATE</p> <p>BY</p> <p>PREP COMMENTS</p> <p>REV COMMENTS 1A</p> <p>REV COMMENTS 2A</p> <p>PROPOSED BY: REV 10/20/10</p>	<p>MILONE & MACBROOM</p> <p>30 REALTY DRIVE SUITE 200 WESTPORT, CT 06880 WWW.MJMFC.COM</p>	
<p>SP</p>	<p>1"=50'</p> <p>DATE: 02/07/15</p> <p>DRAWN BY: [unintelligible]</p> <p>CHECKED BY: [unintelligible]</p>			

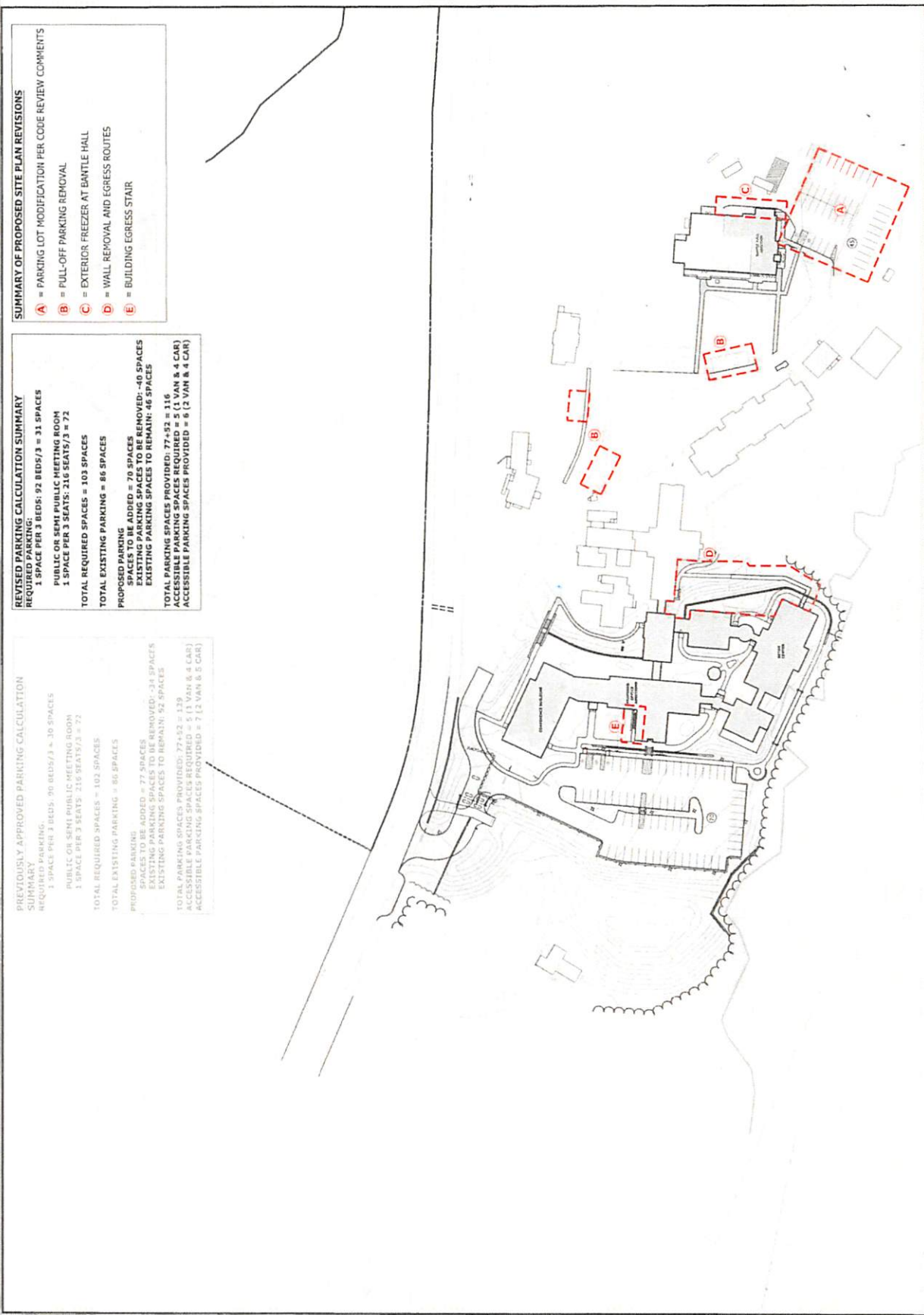


MILONE & MACBROOM
 ARCHITECTS
 100 STATE STREET
 SUITE 200
 HARTFORD, CT 06103
 WWW.MILONEANDMACBROOM.COM

DESCRIPTION	DATE	BY

OVERALL SITE PLAN - PROPOSED SITE MODIFICATIONS
 HIGH WATCH RECOVERY CENTER
 OFFICE AND DINING HALL ADDITION
 54 & 62 CARTER ROAD
 KENT, CONNECTICUT

SP-REV



SUMMARY OF PROPOSED SITE PLAN REVISIONS

A = PARKING LOT MODIFICATION PER CODE REVIEW COMMENTS
B = PULL-OFF PARKING REMOVAL
C = EXTERIOR FREEZER AT BATTLE HALL
D = WALL REMOVAL AND EGRESS ROUTES
E = BUILDING EGRESS STAIR

REVISED PARKING CALCULATION SUMMARY

REQUIRED PARKING:
 1 SPACE PER 3 BEDS: 92 BEDS/3 = 31 SPACES
 PUBLIC OR SEMI PUBLIC MEETING ROOM
 1 SPACE PER 3 SEATS: 216 SEATS/3 = 72
 TOTAL REQUIRED SPACES = 103 SPACES

TOTAL EXISTING PARKING = 86 SPACES

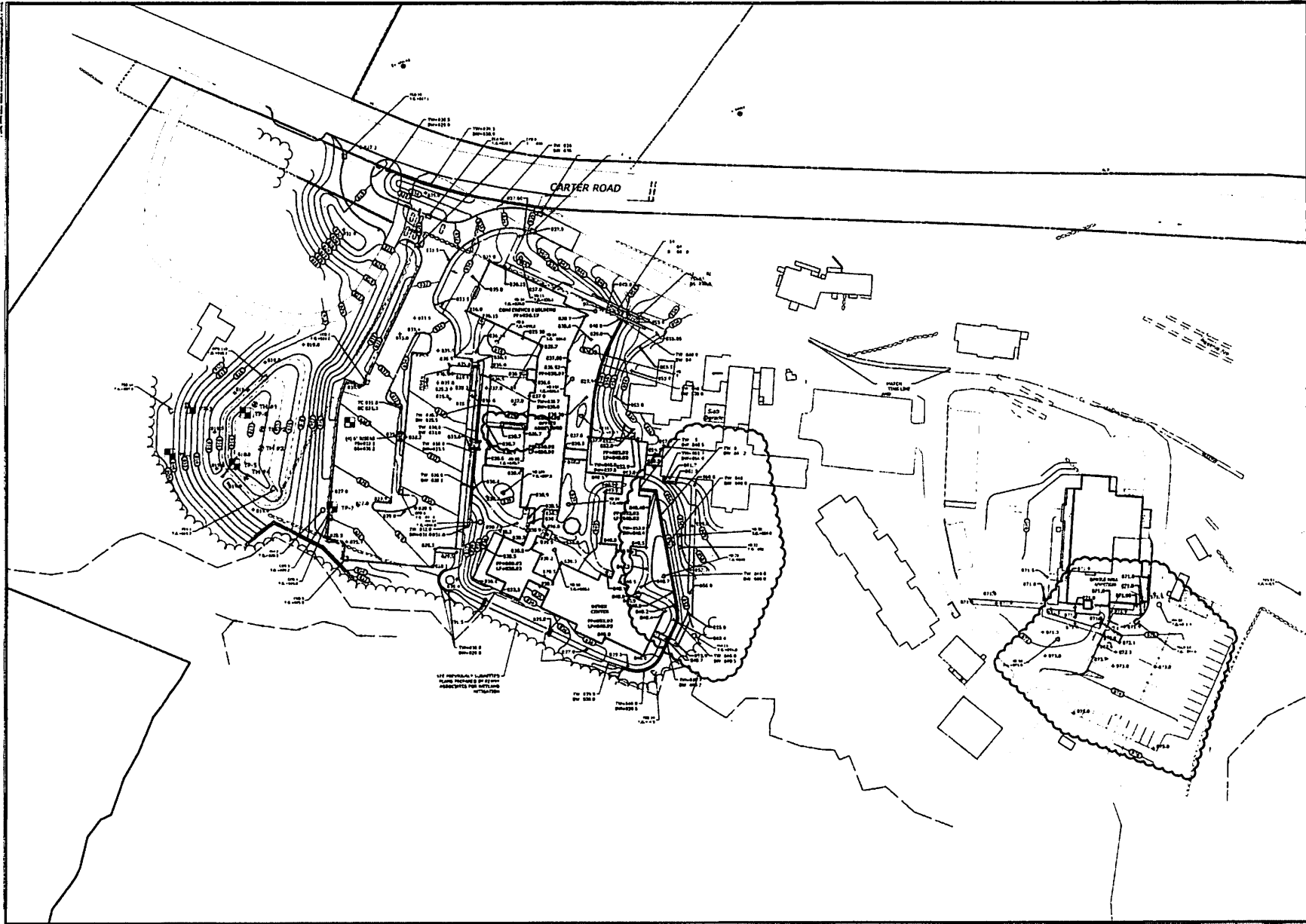
PROPOSED PARKING
 SPACES TO BE ADDED = 70 SPACES
 EXISTING PARKING SPACES TO BE REMOVED: -40 SPACES
 EXISTING PARKING SPACES TO REMAIN: -46 SPACES
 TOTAL PARKING SPACES PROVIDED: 77+52 = 129
 ACCESSIBLE PARKING SPACES REQUIRED = 5 (1 VAN & 4 CAR)
 ACCESSIBLE PARKING SPACES PROVIDED = 6 (2 VAN & 4 CAR)

PREVIOUSLY APPROVED PARKING CALCULATION SUMMARY

REQUIRED PARKING:
 1 SPACE PER 3 BEDS: 90 BEDS/3 = 30 SPACES
 PUBLIC OR SEMI PUBLIC MEETING ROOM
 1 SPACE PER 3 SEATS: 216 SEATS/3 = 72
 TOTAL REQUIRED SPACES = 102 SPACES

TOTAL EXISTING PARKING = 86 SPACES

PROPOSED PARKING
 SPACES TO BE ADDED = 77 SPACES
 EXISTING PARKING SPACES TO BE REMOVED: -24 SPACES
 EXISTING PARKING SPACES TO REMAIN: 52 SPACES
 TOTAL PARKING SPACES PROVIDED: 77+52 = 129
 ACCESSIBLE PARKING SPACES REQUIRED = 5 (1 VAN & 4 CAR)
 ACCESSIBLE PARKING SPACES PROVIDED = 7 (2 VAN & 5 CAR)



MILONE & MACBROOM
 ENGINEERS
 100 WEST STREET
 SUITE 200
 NEWTON, MASSACHUSETTS 02459
 (617) 552-1100

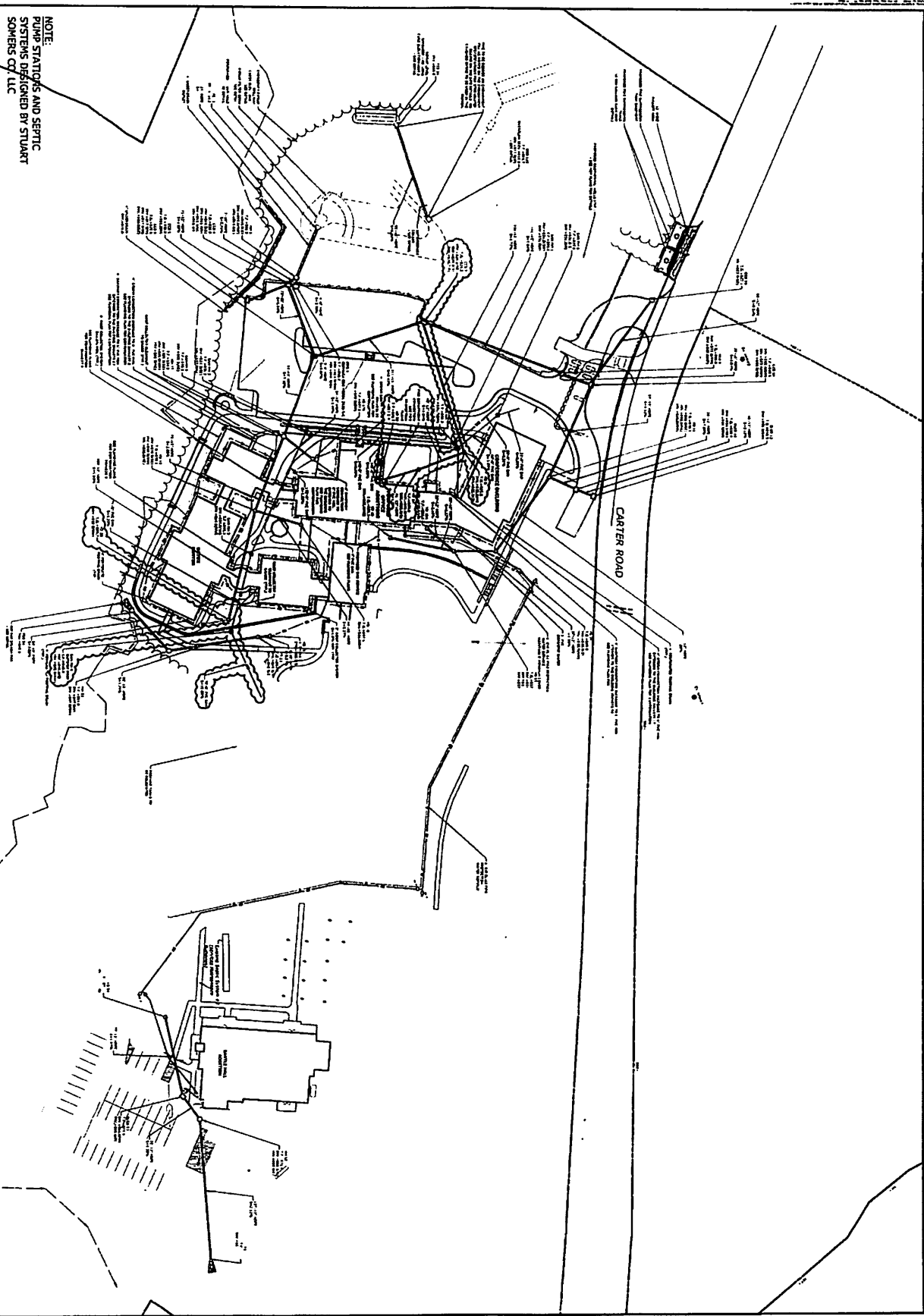
BY: [Signature]
 DATE: 12/04/11
 PROJECT: HIGH WATCH RECOVERY CENTER
 SHEET: 07 OF 15

SITE PLAN - GRADING
 HIGH WATCH RECOVERY CENTER
 OFFICE AND DINING HALL ADDITION
 84 & 85 CARTER ROAD
 NEWTON, CONNECTICUT

MTD	DES	MTD
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DECEMBER 4, 2011		
0364-03		
07 OF 15		

GR-1

NOTE:
PUMP STATIONS AND SEPTIC
SYSTEMS DESIGNED BY STUART
SOMERS OF, LLC



PROJECT	UT-1
DATE	11/09/11
DESIGNER	STUART SOMERS OF, LLC
CLIENT	STUART SOMERS OF, LLC
SCALE	AS SHOWN

SITE PLAN - UTILITIES
HIGH WATCH RECOVERY CENTER
OFFICE AND DINING HALL ADDITION
 54 & 62 CARTER ROAD
 KENT, CONNECTICUT

DESCRIPTION	DATE	BY
102 0000-00	11/09/11	MSB
102 0000-01	11/09/11	MSB

MILONE & MACBROOM
 ARCHITECTS
 1000 WEST STREET
 BRIDGEPORT, CT 06610
 WWW.MILONE-AND-MACBROOM.COM

The block contains the professional seal of the architect, which includes the name 'MILONE & MACBROOM' and the text 'REGISTERED ARCHITECTS'. To the right of the seal is a north arrow pointing towards the top of the page.

LB 2

**TOWN OF KENT PLANNING AND ZONING COMMISSION
Administrative Permits Issued
April 6 to May 8, 2020**

PERMIT #	PROPERTY OWNER	PROPERTY LOCATION	FOR	MAP	BLOCK	LOT
16-20AP	Eric & Lori Aroesty	59 Kenico Road	Inground pool, terrace, pool equipment & site work	15	22	74
17-20AP	Jack & Cheryl Kinney	21 Upper Kent Hollow Rd	Access stairs and landing to back deck	16	26	2
18-20AP	A-Net Express, LLC	Gorham Rd – Lot 16	NSFD with attached garage and deck	15	22	5
19-20AP	High Watch Recovery Center	62 Carter Road	Installation of 3 rd temporary trailer	14	22	7
20-20DAP	A-Net Express, LLC	104 Gorham Rd	Construction of driveway to NSFD	15	22	5

**TOWN OF KENT PLANNING AND ZONING COMMISSION
Certificates of Compliance Issued
April 6 to May 8, 2020**

PERMIT #	PROPERTY OWNER	PROPERTY LOCATION	FOR	MAP	BLOCK	LOT
02-17AP	Irvlen Equity, LLC	0 North Main Street	Storage building	19	42	9

May 12, 2020

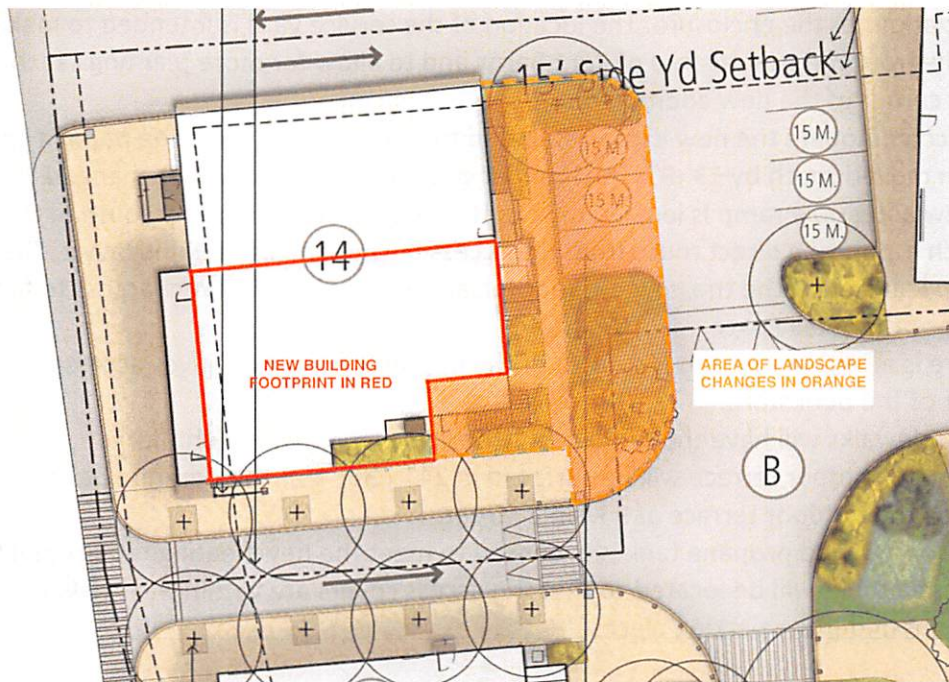
6B.2

Kent Center LLC

Project: Additions and Renovations to 10 North Main Street

Submission of Additional Requested Documents to Planning and Zoning Commission for the Meeting on May 16th 2020

Description of Proposed Changes to Previously Approved Hardscape Plan

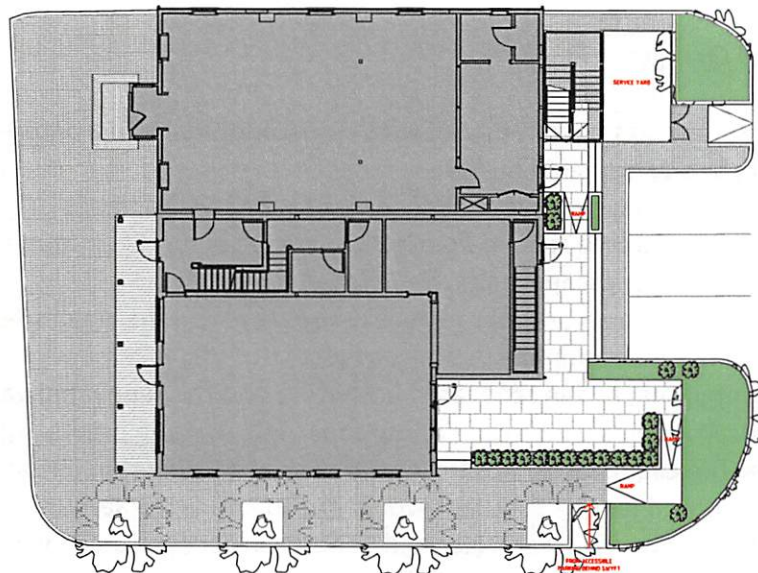


Reason for the Proposed Changes

1. The building to the south has been replaced with a new addition with a different and smaller footprint to the demolished building
2. The previous plan did not have any accessible ramps to the two buildings
3. The existing exterior stair to the second floor gallery was structurally unsound and did not meet code requirements for escape stairs
4. The client would like to have an outdoor terrace associated with the retail space at the south east corner of the new addition
5. The new addition retail space, the renovated bookstore and the renovated gallery will have new mechanical systems which require outdoor units that the previous plan does not accommodate. The client would like to centralize the equipment in one service yard enclosed by a wood board fence. The client would like to locate the service yard away from the intersection of the main vehicular and pedestrian access from North Main Street into Kent Barns, and away from the proposed new outdoor terrace.

Description of the Changes to the Previous Approved Plan

1. The escape stair is being replaced with a painted stair which meets code requirements for an escape stair. The design of the stair has been submitted to the Building Department. The stair is proposed to be constructed out of wood but a steel stair of similar design is also being considered.
2. A 10' x 16' enclosed service yard is proposed next to the new escape stair. The service yard will be enclosed in vertical wood boards to match the enclosures of other similar service yards at Kent Barns. An acoustic consultant will be engaged to design acoustic mitigation for the enclosure. The location of the service yard is intended to make it less visible from the central area of Kent Barns and to allow for more plantings at the south east corner of the new addition
3. To accommodate the new escape stair and the service yard the three parking bays have been moved south by 13'-9". The number of parking spaces has not changed.
4. A new accessible ramp is located next to the existing curbside ramp south of the addition which is part of a direct route from the accessible parking bay behind Swyft. The new ramp leads up to the the new outdoor terrace where there is direct access to the back door of the retail space.
5. There is a further ramp to the north of the new addition which gives access to the back door of the bookstore.
6. The sidewalks will have the same cobble design as the rest of Kent Barns
7. The new outdoor terrace will be surfaced in 24" x 36" x 2" thick granite paving slabs to match the outdoor terrace at 9 Maple Street.
8. A second buried propane tank is proposed to meet the new heating requirements. The propane tanks will be located so that the access covers are within the sidewalk cobbles and not under the parking places.



10 North Main Street Proposed Hardscape Plan

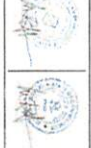
6B.2

HIGH WATCH RECOVERY CENTER
 ADDITIONS AND RENOVATIONS
 62 CARTER ROAD
 KENT, CONNECTICUT 06757



SILVER / PETRUCCI + ASSOCIATES
 Architects Engineers Interior Designers
 1180 Wilbur Avenue, Hartford, CT 06111-3180
 TEL: 860.233.8800 FAX: 860.233.8850
 www.silverpetrucci.com

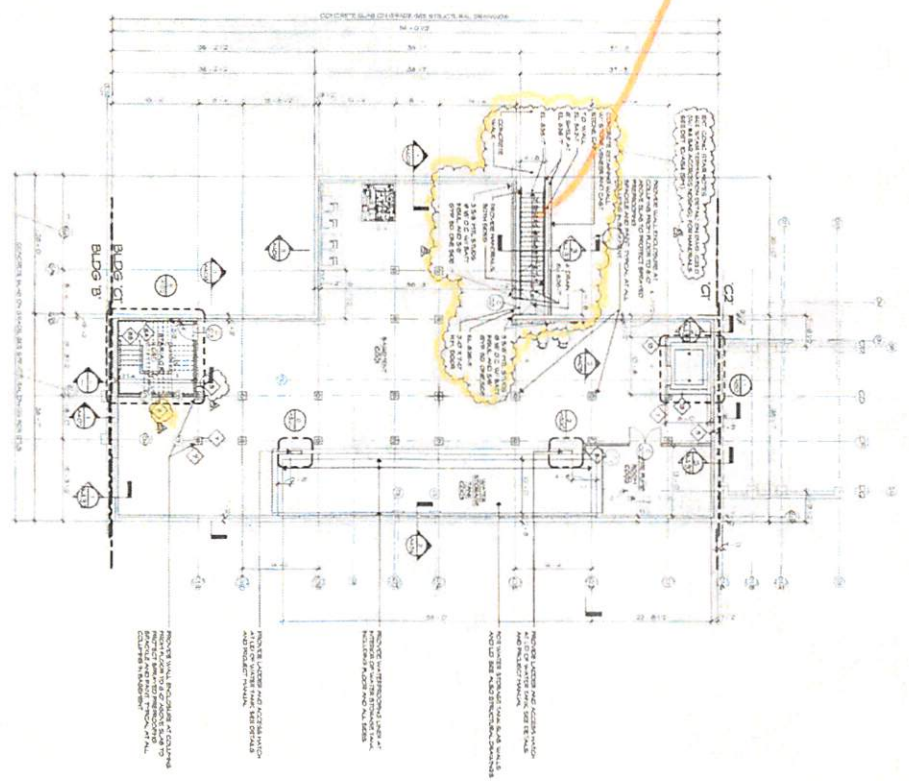
DATE: 06/23/2010
 TIME: 10:00 AM
 PROJECT: HIGH WATCH RECOVERY CENTER
 SHEET: A103



BASEMENT FLOOR PLAN -
 BUILDING C PART I

DATE: 06/23/2010
 TIME: 10:00 AM
 PROJECT: HIGH WATCH RECOVERY CENTER
 SHEET: A103

BASEMENT LEVEL - BUILDING B



REMOVE ALL PORTIONS OF CONCRETE FLOOR SLAB TO EXPOSE REINFORCING BARS TO BE CUT AND REMOVED FROM ALL AREAS SHOWN.

REMOVE ALL PORTIONS OF CONCRETE FLOOR SLAB TO EXPOSE REINFORCING BARS TO BE CUT AND REMOVED FROM ALL AREAS SHOWN.

REMOVE ALL PORTIONS OF CONCRETE FLOOR SLAB TO EXPOSE REINFORCING BARS TO BE CUT AND REMOVED FROM ALL AREAS SHOWN.

REMOVE ALL PORTIONS OF CONCRETE FLOOR SLAB TO EXPOSE REINFORCING BARS TO BE CUT AND REMOVED FROM ALL AREAS SHOWN.



KEY PLAN

CONSTRUCTION NOTES - PLAN

GENERAL NOTES


SYMBOL LEGEND

GENERAL NOTES

SYMBOL LEGEND

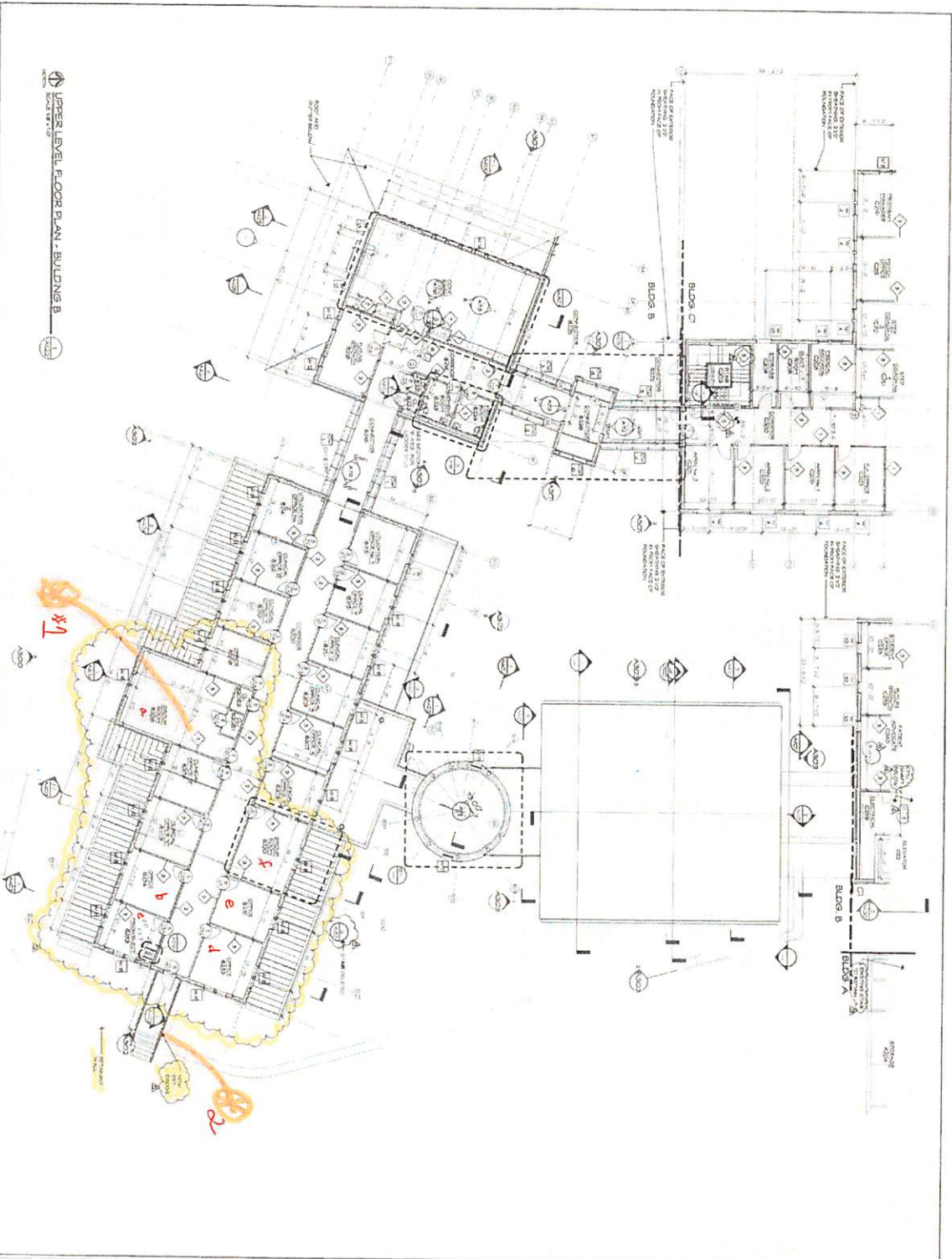
GENERAL NOTES

**HIGH WATCH RECOVERY CENTER
 ADDITIONS AND RENOVATIONS**
 62 CARTER ROAD
 KENT, CONNECTICUT 06757


SILVER / PETRUCCELLI + ASSOCIATES
 Architects / Engineers / Interior Designers
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 WWW.PETRUCCELLI.COM

UPPER LEVEL FLOOR PLAN
 BUILDING B

DATE: 2-20-09
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: A122
 SHEET NO: 1724



SYMBOL LEGEND
 [List of symbols and their corresponding descriptions for architectural elements like doors, windows, stairs, etc.]

GENERAL NOTES
 [List of general notes providing additional information and instructions for the construction of the upper level.]

CONSTRUCTION KEY NOTES
 [List of specific construction key notes detailing requirements for materials, finishes, and installation.]

6B.2

UPPER LEVEL - CODE PLAN

MAIN LEVEL - CODE PLAN

CODE LEGEND

	EXISTING WALL
	NEW WALL
	EXISTING DOOR
	NEW DOOR
	EXISTING WINDOW
	NEW WINDOW
	EXISTING STAIRCASE
	NEW STAIRCASE
	EXISTING RAMP
	NEW RAMP
	EXISTING ELEVATOR
	NEW ELEVATOR
	EXISTING SHAFT
	NEW SHAFT
	EXISTING CORE
	NEW CORE
	EXISTING WALL WITH DOOR
	NEW WALL WITH DOOR
	EXISTING WALL WITH WINDOW
	NEW WALL WITH WINDOW
	EXISTING WALL WITH DOOR AND WINDOW
	NEW WALL WITH DOOR AND WINDOW

NOTE: DRAINING CALLS FOR WALKWAYS AND RAMP TO PUBLIC WAY

CODE INFORMATION - EXISTING BUILDING 'X'

NO.	DESCRIPTION	DATE
1	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011
2	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011
3	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011
4	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011
5	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011
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45	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011
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47	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011
48	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011
49	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011
50	EXISTING BUILDING CODE PER CONSTRUCTION PERMITS	2011

KEY PLAN

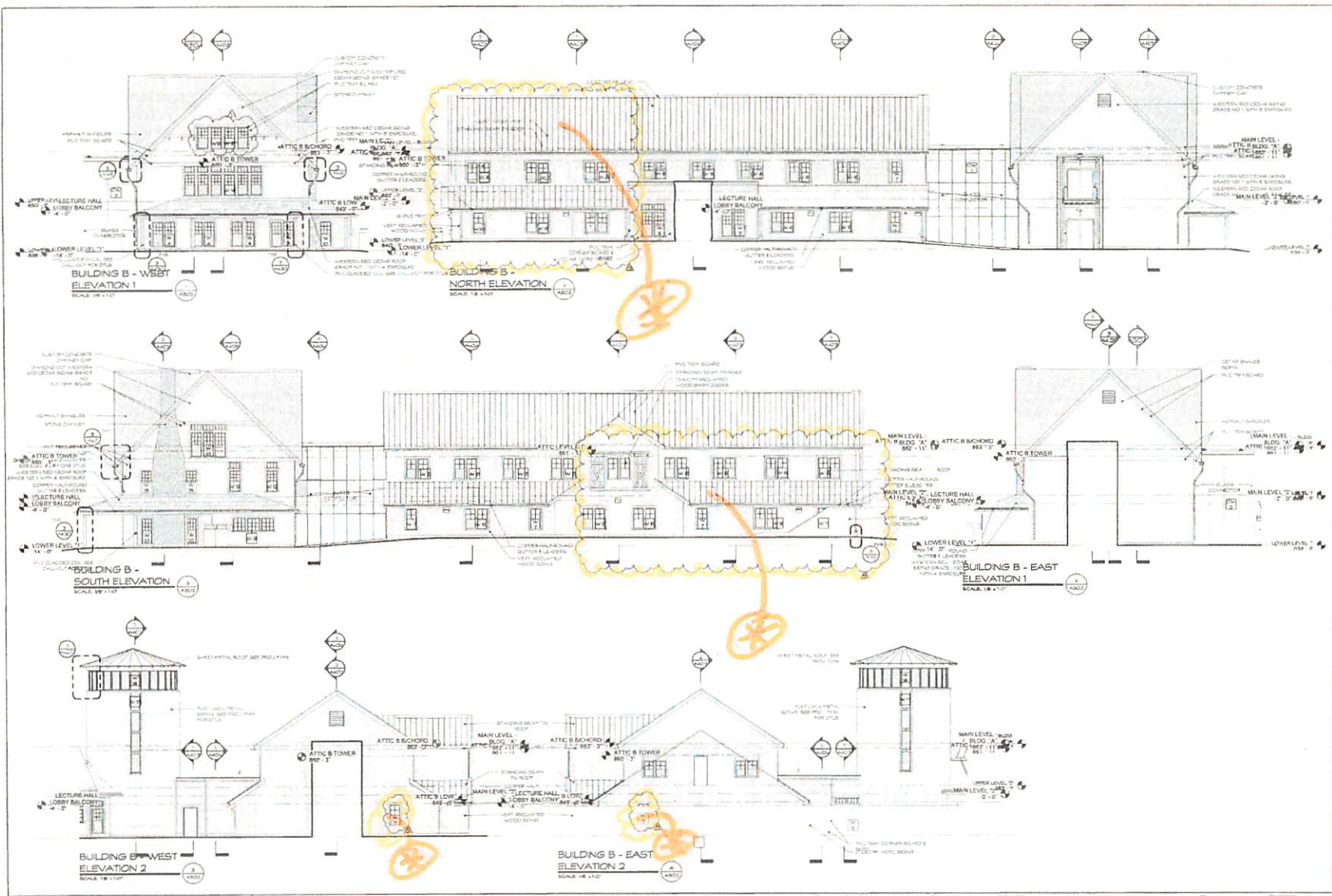
CODE PLANS - UPPER & MAIN LEVELS

DATE: 07/23/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: HIGH WATCH RECOVERY CENTER ADDITIONS AND RENOVATIONS
 SHEET: A005

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 Tel: 203.229.9000 Fax: 203.239.8242
 sil@spacenet.com

HIGH WATCH RECOVERY CENTER ADDITIONS AND RENOVATIONS 62 CARTER ROAD KENT, CONNECTICUT 06757



HIGH WATCH RECOVERY CENTER
ADDITIONS AND RENOVATIONS
62 CARTER ROAD
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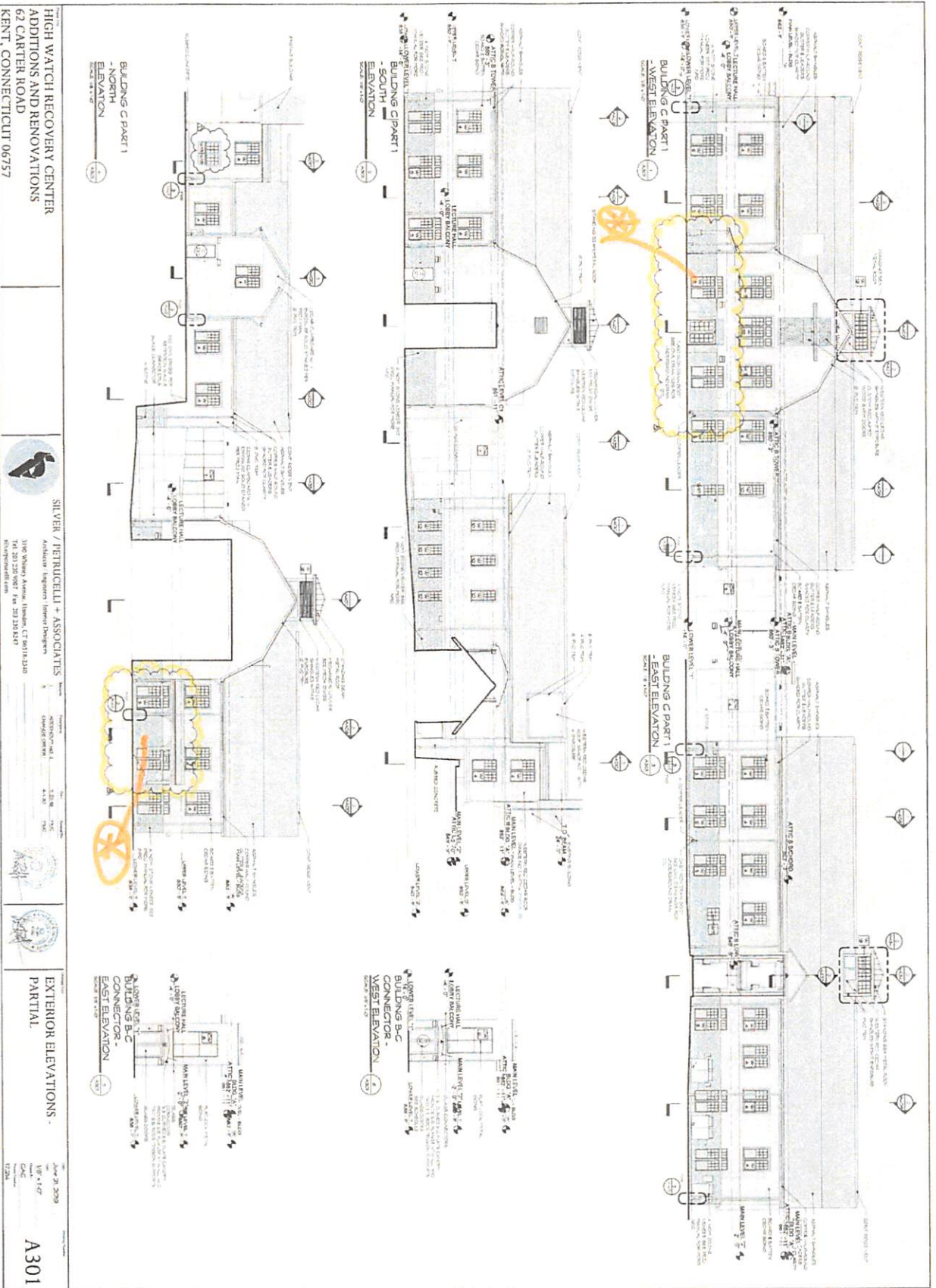
SILVER / PETRUCELLI + ASSOCIATES
 Architects - Engineers - Interior Designers
 3190 Whales Avenue, Hamden, CT 06518-2140
 Tel: 203 210-8887 Fax: 203 239-8247
 sil@petrucelli.com

Revised	By	Checked	Date	Reason
1	A	CONVERSE	06/20/2019	PLC
2	B	SHAWNEE	06/30/2019	PLC

EXTERIOR ELEVATIONS
PARTIAL

Date: June 21, 2019
 Scale: 1/8" = 1'-0"
 Author: [Signature]
 Date: 11/20/18

A302

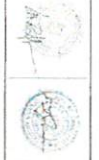


Kitchen & Dining Additions for:
High Watch Recovery Center
 62 Carter Road
 Kent, Connecticut 06757

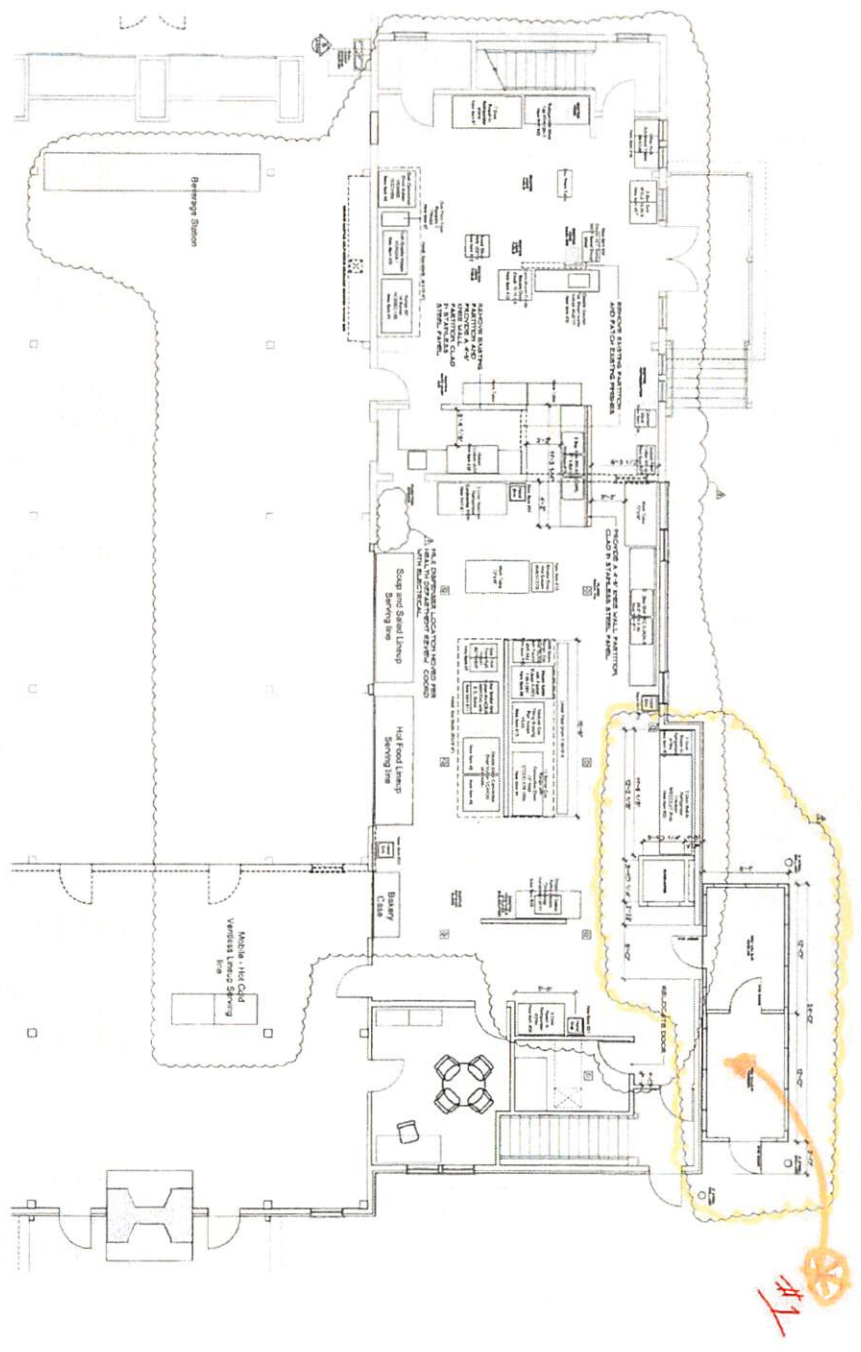
ENLARGED KITCHEN PLAN
 SCALE 1/4" = 1'-0"

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 www.silverpetr.com

MADE WITH THE
 ARCHITECTURAL EXHIBITION
 ARCHITECTURAL EXHIBITION
 ARCHITECTURAL EXHIBITION



Enlarged Kitchen Plan
 A103



DATE: 10/15/2009 10:58 AM
 PROJECT: HIGH WATCH RECOVERY CENTER
 DRAWING: ENLARGED KITCHEN PLAN
 SCALE: 1/4" = 1'-0"

**CONNECTICUT FEDERATION OF PLANNING
AND ZONING AGENCIES
QUARTERLY NEWSLETTER**

Spring 2020

Volume XXIV, Issue 2

**NONCOMPLIANCE WITH
REGULATIONS DOES NOT
ALWAYS JUSTIFY DENIAL OF
AFFORDABLE HOUSING**

An affordable housing application to build 105 single family homes on a 17-acre parcel of land was denied by the commission due to various concerns over stormwater drainage. The commission's experts determined that the application, as submitted, failed to meet several standards in the zoning regulations regarding drainage. A revised application which sought to address these shortcomings was also denied. The matter ended up before the State Appellate Court which ruled in favor of the developer and reversed the decision of the commission.

A commission should remember that in denying an affordable housing application, it is not enough to find that the application does not comply with the zoning regulations. The commission must also show that compliance with the zoning regulations is necessary to protect the public interest and that the public interest involved clearly outweighs the need for affordable housing in the town.

In this case, while there may have been some minor compliance issues in regard to the regulations for stormwater drainage, the evidence in the record showed that the applicant's engineer and the commission's engineer had worked together to address the

commission's concerns. The court found there was no evidence in the record that this plan would not protect the public interest. *Autumn View LLC v. Planning & Zoning Commission*, 193 Conn. App. 18 (2019).

**WETLANDS APPLICATION
CANNOT BE DENIED SOLELY ON
IMPACTS TO UPLAND REVIEW
AREA**

An owner of a 3-acre parcel of property sought to construct 7 single family homes on it. A previous plan to construct an 11-unit condominium on this same parcel had been approved but not built. While there were no wetlands or watercourses on the property, a drainage ditch on an abutting property placed a portion of the subject lot within the upland review area. A petition was filed with the commission requesting that a public hearing be held.

[CONT. ON NEXT PAGE]

CONFERENCE CANCELLED

The Federation has cancelled its Annual Conference for April 30, 2020 at the Aqua Turf Country Club in Plantsville CT. An insert is included with this newsletter explaining the cancellation and the refunding of any checks. Information on the cancellation can also be found on the Federation's website www.cfpza.org.

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CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER

Spring 2020

Volume XXIV, Issue 2

At the hearing, testimony from the town's conservation officer was received. She testified that the new proposal would involve a greater disturbance within the upland review area and that the prior approval was a feasible and prudent alternative to the proposed 7 home plan.

The commission denied the application based largely upon the conservation officer's testimony. On appeal, the court found that this evidence was not sufficient to sustain the denial. In making its ruling, the court stated that in deciding an application, a municipal wetlands agency's fundamental purpose is to decide whether the proposed activity will have an adverse impact on a wetlands or watercourse. In this case, the evidence only addressed the impact the proposed development would have on the upland review area. Without relevant evidence as to any effects on the neighboring drainage ditch, the Commission could not deny the application. *See Blue Bird Prestige Inc. v. Inland Wetlands & Watercourses Commission, 68 Conn. L. Rptr. 727 (2019).*

INTERPRETATION OF ZONING REGULATIONS

When interpreting a term that is not defined in the zoning regulation, a commission can rely on a common understanding of the term. This can be derived from its own, past interpretations

as well as definitions found in a dictionary as well as those found in the zoning regulations of other municipalities.

In this case, the commission was faced with the task of determining whether a landscaping contractor's business qualified as a horticultural use. While the commission thought it did, a reviewing court disagreed. The court looked not just at the dictionary definition for a horticultural use but also looked to other town's zoning regulations to find a type of use that fit the activities associated with the landscaping business. In this case, the use better approximated what is known as a contractor's yard, which was not a permitted use. *Kruk v. PZC, 69 Conn. L. Rptr. 157 (2019).*

CONDITION OF APPROVAL CAN INCLUDE FIRE PREVENTION MEASURES

Attaching as a condition of approval that a homeowner install a fire protection system was found to be a valid exercise of a zoning board of appeals' authority to grant a variance. The variance in question was to reduce certain sideyard requirements so that the applicant could construct a new dwelling on her undersized lot. A letter from the town fire marshal alerted the board to the fact that reducing separation distances between buildings can cause an increased risk to fire spreading from

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9c

CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER

Spring 2020

Volume XXIV, Issue 2

one building to another. In order to mitigate this increased risk of fire, the fire marshal recommended that the board require a sprinkler system be installed in the new dwelling. This the board did, approving the variance to reduce the sideyard setbacks with the condition that a fire suppression sprinkler system be installed in the dwelling.

An appeal to court followed based on the argument that the board had no authority to impose a requirement not found in the zoning regulations. The court upheld the condition as it served a legitimate zoning purpose – to prevent fire hazards. It is well recognized that one purpose of sideyard requirements is to prevent the spread of fires. To offset the negative effect a reduction in sideyard requirements would have on this zoning purpose, the board was within its authority to condition its approval on the installation of fire prevention system. *See Cariati v. Board of Zoning Appeals, 68 Conn. L. Rptr. 181 (2019).*

WHAT IS A GROUP HOME

After initially receiving a zoning permit to renovate and then use a single-family home as a group home for 5 elderly adults, the owner had to defend the permit before the zoning board of appeals. A neighboring property owner had appealed the issuance of the zoning permit, claiming it allowed the property to be used as a boarding house or a

nursing home, neither of which were permitted. The zoning board agreed, and voted to revoke the permit. An appeal to court followed.

The court reversed the decision of the Board, finding that the use of the property was more like a group home for disabled persons which has been found to qualify as a single-family home so long as there are fewer than 5 residents. The court specifically looked to the level of care that would be provided to the elderly residents, which included assistance with taking medications. This level of care did not meet the standard normally provided by a nursing home but exceeded that of a bordering house. *See 7 Forest Hill Road LLC v. ZBA, 69 Conn. L. Rptr. 41 (2019).*

ANNOUNCEMENTS

Workshops

At the price of \$180.00 per session for each agency attending, our workshops are an affordable way for your board to 'stay legal'. Each workshop attendee will receive a booklet which sets forth the 'basics' as well as a booklet on good governance which covers conflict of interest and how to run a meeting and a public hearing.

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut where he maintains a strong focus in the area of land use law

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