

**TOWN OF KENT
PLANNING AND ZONING COMMISSION**

41 Kent Green Boulevard
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BY *Kenneth Steady*
TOWN CLERK

JUNE 8, 2017 REGULAR MEETING AGENDA

The Town of Kent Planning and Zoning Commission shall hold a regular meeting on Thursday, **June 8, 2017 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 April 13, 2017.
- 3.B. Special Meeting Minutes of March 16, 2017.

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. Rewrite of Zoning Regulations

6. NEW BUSINESS:

- 6.A. **PUBLIC HEARINGS (Possibility of closure, discussion and decision on the following):**
 - 6.A.1. Application #'s 31-17C, 32-17SP and 33-17F, Kent School Corporation, 11 Skiff Mountain Road, construction of six tennis courts and surrounding fencing, Map 3 Block 9 Lot 25.
- 6.B. **DISCUSSION AND POSSIBLE DECISION**
 - 6.B.1. Modification to application #'s 69-11SP and 70-11C, South Kent School Center for Innovation (Infinity Fields LLC), 170 South Kent Road, construction of a learning center for agricultural and environmental demonstration; modification to include the construction of a teaching kitchen to Phase II Barn, Map 5 Block 39 Lot 2.

- 6.B.2. Pre-Application discussion; Vanessa Byrne for John E. Casey, Trustee, 16 Landmark Lane, operation of democratic school for self-directed learners, Map 19 Block 42 Lot 43.
 - 6.B.3. Application #36-17C, Preston Mountain Club, 14 Preston Mountain Road, deposition of approximately 4,000 cubic yards of fill, Map 3 Block 4 Lot 10.
 - 6.B.4. Modification to site plan application #72-07C, Housatonic Enterprises, Kent Green alternative signage program to include new signage for Ace Hardware at 18 Kent Green Boulevard, Map 19 Block 42 Lot 8.
7. **Executive Session. Completed Litigation: Mauri v Town of Kent, Docket No. LLI-CV-14-6009906-S in Litchfield Superior Court. Discussion of strategy and negotiations with legal counsel.**
8. **STAFF REPORT:**
9. **REPORT OF OFFICERS AND COMMITTEES:**
10. **OTHER COMMUNICATIONS AND CORRESPONDENCE:**
- 10.A. Administrative Permits and Certificates of Compliance
 - 10.B. Monthly Financials – July 2016 through April 2017
 - 10.C. Federal Emergency Management Agency’s Risk Mapping Assessment and Planning Discovery Meeting for the Housatonic Watershed.
 - 10.D. Leggette, Brashears & Graham, Inc. 2016 Annual Monitoring Report, Bull’s Bridge Golf Club.
 - 10.E. *Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter*, Spring 2017.

11. **ADJOURNMENT**

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BY *Vanessa Byrne*
TOWN CLERK