

**TOWN OF KENT
PLANNING AND ZONING COMMISSION**

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BY *Debra Bradley*
TOWN CLERK

REVISED

JUNE 14, 2018 REGULAR MEETING AGENDA

The Town of Kent Planning and Zoning Commission shall hold a regular meeting on Thursday, June 14, 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 May 10, 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 #23-18C and #24-18SP, 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 activities associated with the treatment of drug and alcohol addiction at 54 Carter Road; constructing 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.

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 39-18SP and 40-18C, David Schreiber for Club Getaway Landco, LLC, 59 South Kent Road, installation of 10' x 12' shed/information desk on existing footprint, Map 5 Block 40 Lot 3.

6.A.2. Application #'s 41-18SP and 42-18C, Joseph Wolinski for The Kent School, construction of storage building, 50 Schaghticoke Road, Map 4 Block 3 Lot 5.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Application #29-18C, John E. Casey for John E. Casey, Trustee, changes of use for 6 Kent Green Blvd (retail to restaurant) and 10 Kent Green Blvd (restaurant to retail), Map 19 Block 42 Lot 8.

6.B.2. Application #38-18C, Kent Center, LLC, 9 Maple Street, change of use from restaurant to restaurant/retail sales (real estate office), Map 19 Block 42 Lot 35.

6.B.3. Pre-application discussion regarding site renovations to the existing structure located at 5 South Main Street, Map 19 Block 12 Lot 5 and owned by MKN Property Holding, LLC.

6.B.4. Discussion and possible approval of amendments to the Town of Kent Zoning Regulations, originally adopted in 1965, and last updated on September 30, 2013.

6.B.5. Clearing of approximately 6 acres at 47 Carter Road, High Watch Recovery Center, Inc., Map 14 Block 21 Lot 17.

6.B.6. Scheduling of an informational meeting with Kent Volunteer Fire Department.

7. STAFF REPORT:

7.A. Attendance at the NWCOG 5th Thursday Meeting, "Planning and Zoning to Provide Housing Options".

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 – March '18

9.C. Bull's Bridge Golf Club, 2017 Annual Monitoring Report, Dated April, 2018.

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