



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

REGULAR MEETING AGENDA

Thursday, July 9, 2020

7:00 p.m.

RECEIVED FOR RECORD
KENT TOWN CLERK
2020 JUL -7 P 1:42
BY *D. Breaugh*
TOWN CLERK

Meeting to be held via Zoom: <https://us02web.zoom.us/j/83012476408>

Meeting I.D.: 830 1247 6408

Dial in to: 1 646 558 8656 US (New York)

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 June 11, 2020.

4. **PUBLIC COMMUNICATIONS (ORAL):**

5. **OLD BUSINESS:**

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

5.A.1. Modification to Applications #106-18SP and 107-18C, 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 (including temporary housing of staff) associated with the treatment of drug and alcohol addiction at 54 Carter

Road; constructing expanded landscaping/vegetative screening, 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. **Modifications to include: construction of exterior staircase; proposed future metal gazebo; creation of 3 additional detox therapy/group session rooms; creation of 5 additional office spaces; creation of elevated walkway from second floor of detox building; associated roofline adjustment due to creation of additional office spaces; removal of two-tiered wall system; removal of connecting sidewalk at the northeast corner of the pharmacy; slight site alterations due to an additional egress stair; new exterior walk-in cooler and freezer; and, reduction of parking spaces.**

5.B. DISCUSSION AND POSSIBLE DECISION

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

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. General Statutes Section 8-24 Referral: Kent Village Center Streetscape Master Plan Improvements prepared by Milone & MacBroom, dated April 2018, as may be amended, and received by the Town of Kent Land Use Office on July 6, 2020.

6.B.2. Robert Fisher, Esq. and Ari Raskas for Birch Hill Recovery Center, 46 Maple Street, Kent Realty, LLC Map 4 Block 12 Lot 6, preliminary discussion regarding relatively minor site plan revisions and concerns over condition #16 in the special permit approval.

7. STAFF REPORT:

8. REPORT OF OFFICERS AND COMMITTEES:

8.A. Subdivision Regulation Sub-Committee

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance – June 8 to July 2, 2020.

9.B. Connecticut Siting Council's Notice of Public Hearing for Docket #488 – Homeland Towers, LLC and New Cingular Wireless PCS, LLC d/b/a AT&T application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility locate at one of two sites: Kent Tax Assessor ID #M10, Block 22 Lot 38 Bald Hill Road or 93 Richards Road, Kent, Connecticut.

9.C. Monthly Financials – July, 2019 – May, 2020

9.D. *Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Summer 2020*

10. **Open session involving discussion and possible action on Pending Litigation: The Roberti Family, LLC v. Town of Kent, Connecticut and Kent Planning and Zoning Commission of the Town of Kent, Connecticut.**

Due to the COVID-19 pandemic, the Executive Session to discuss the pending litigation was held at a special meeting beginning at 6:00 p.m. on July 9, 2020.

11. **Open session involving discussion and possible action on Potential Litigation: High Watch Recovery Center Main Project Proposed Design Changes.**

Due to the COVID-19 pandemic, the Executive Session to discuss the pending litigation was held at a special meeting beginning at 6:00 p.m. on July 9, 2020.

ADJOURNMENT