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By Darlene Brady at 11:18 am, Nov 10, 2020

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

REGULAR MEETING AGENDA

Thursday, November 12, 2020

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/86103996011>

Meeting I.D.: 861 0399 6011

Dial in to: 1 646 558 8656

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 October 8, 2020.

4. PUBLIC COMMUNICATIONS (ORAL):

5. OLD BUSINESS:

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

5.A.1. Application #51-20SP and 52-20C, Vincent Roberti, Jr. for High Watch Recovery Center, Inc., 47 Carter Road, Map 14 Block 21 Lot 17, construction of 30' x 70' greenhouse.

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. Approval of 2021 Planning & Zoning Regular Meeting Calendar

6.B.2. Five Year Capital Plan Project Requests

6.B.3. Application #74-20C, Terry Crowe Deegan of Woodford's General Store, LLC, for Kent Center, LLC, 9 Maple Street (3 Old Barn Road), Map 19 Block 42 Lot 35, change of use from office to retail.

6.B.4. Application #75-20C, Wyrick & Associates for Pamela Davis, Kenmont Road, Map 15 Block 22 Lot 95, construction of single-family dwelling, detached garage, future swimming pool, driveway, septic, well and associated site work in HorizonLine Conservation District.

6.B.5. Application 73-20C, Richard and Carolyn Ziegler, 24 Spaulding Farms Lane, Map 12 Block 35 Lot 13, addition of an accessory dwelling to existing detached 2-car garage accessory structure in HorizonLine Conservation District.

6.B.6. 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: expansion of the flush curb access at accessible parking spaces; reduce the number of stairs at the main entry from 9 to 4 risers; reduce the height of the stone veneered retaining wall along the east side of the parking lot by 3' along its entire length; the addition of new 2' high fieldstone wall between the two parking areas; revise the height of the modular block wall at the southwest corner by raising it 1' for approximately 55 linear feet; the raising of the top frames and inlets of the utility structures; minor revisions to the sloped grades facing the northwest; construction of a bump-out to the west of the main entry drive allowing for the addition of a small median island to house the entry communication box.**

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 – October 5 – November 6, 2020.

9.B. Monthly Financials – July through September, 2020

9.C. Connecticut Federation of Planning and Zoning Agencies; *Quarterly Newsletter*, Fall 2020

ADJOURNMENT