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By Darlene Brady at 10:50 am, Nov 16, 2021

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

REGULAR MEETING AGENDA
Thursday, November 18, 2021
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/89872703283>

Meeting ID: 898 7270 3283

Dial in to: 1 646 558 8656

MEETING INFORMATION CAN BE FOUND HERE:

https://drive.google.com/open?id=1pUY_seLFh9qNDYpqVEImvPQzmuKU0SrE&authuser=landuseadm in%40townofkentct.org&usp=drive_fs

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 14, 2021.

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. Application #'s 52-21SP and 53-21C, Paul Szymanski, P.E., Arthur H. Howland & Associates, for North Main Street, LLC, 0 North Main Street, Map 3 Block 15 Lot 5, proposed conservation development of 13 lots.

5.B.2. Clarification on the baseline of operations and aspirations of Club Getaway.

6. NEW BUSINESS:

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

6.A.1. Change to Section 2200, specifically the definition of “retail”, of the Town of Kent Zoning Regulations dated June 29, 2021.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Application #102-21C, Brian Neff, LE, for John Hoving, 119 Treasure Hill Road, Map 17 Block 32 Lot 21, construction of 30’ x 30’ detached garage in HorizonLine Conservation District.

6.B.2. Application #103-21C, Cozzy DeBernardo for J. Casey Trust, 24 North Main Street, Map 19 Block 42 Lot 25, change of use from retail to restaurant.

6.B.3. Request of the Board of Selectmen for the reconsideration by the Planning and Zoning Commission to update the Land Use regulations with respect to the vending of food via a truck or any other means.

6.B.4. Appointment of replacement of Matthew Winter to the POCD Sub-Committee and the Affordable Housing Plan Sub-Committee.

6.B.5. Request for determination: clear cut of approximately 1 acre of land at 0 Cobble Road for proposed construction of single-family dwelling in HorizonLine Conservation District with no issuance of a zoning permit.

7. STAFF REPORT:

7.A.

8. REPORT OF OFFICERS AND COMMITTEES:

8.A. POCD Subcommittee

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance: October 12 – November 12, 2021

9.B. 2020 Annual Monitoring Report, Natural Resource Management Plan, Bull’s Bridge Golf Club, by WSP dated August 2021.

9.C. Monthly Financials – July through October, 2021

9.D. Connecticut Federation of Planning and Zoning Agencies *Quarterly Newsletter* Fall 2021.

9.E. Approval of 2022 Regular Meeting Calendar

9.F. Email dated November 8, 2021, from Judy Perkins.

- 10. EXECUTIVE SESSION: Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020. Discussion of strategy and negotiations with legal counsel.**
- 11. EXECUTIVE SESSION: Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the United States District Court for the District of Connecticut filed April 24, 2020. Discussion of strategy and negotiations with legal counsel.**
12. Open session involving discussion and possible action on Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020.
13. Open session involving discussion and possible action on Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the United States District Court for the District of Connecticut filed April 24, 2020.

ADJOURNMENT