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*By Darlene Brady at 1:30 pm, Dec 07, 2020*

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

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**REGULAR MEETING AGENDA**

**Thursday, December 10, 2020**

**7:00 p.m.**

Meeting to be held via Zoom: <https://us02web.zoom.us/j/86966264411>

Meeting I.D.: 869 6626 4411

Dial in to: 1 646 558 8656

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**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 November 12, 2020.

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

5.B.2. 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.

5.B.3. 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.

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#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.**

**6. NEW BUSINESS:**

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

- 6.A.1.** Application #'s 81-20C and 82-20SP, Campland, Inc., 70 Kenmont Road, Map 15 Block 22 Lot 106, after the fact construction of two waterside sheds for weather protection.
- 6.A.2.** Application # 83-20SP, 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 located less than 100' from the front property line.

**6.B. DISCUSSION AND POSSIBLE DECISION**

- 6.B.1.** David Schreiber for Club Getaway, Informal Discussion regarding the Holding of Music Concerts
- 6.B.2.** Approval of By-Laws
- 6.B.3.** Election of Officers
- 6.B.4.** 2022 POCD
- 6.B.5.** Appointment of Derek Larson to the ARB for a term ending August 10, 2021.
- 6.B.6.** David R. Wilson, PE for Lee and Stephanie Spiegel, Lot Line Revision, 36 Spectacle Ridge Road, Map 16 Block 25 Lot 36 and 0 Spectacle Ridge Road, Map 16 Block 25 Lot 38.
- 6.B.7.** Paul Szymanski, P.E., Informal Discussion regarding Conservation Development.

**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 – November 16 – December 4, 2020.

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

**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. 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.

**ADJOURNMENT**