

TOWN OF KENT
PLANNING AND ZONING COMMISSION
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*Received 9:00 AM
12/19/19 @
J. Brady, TC*

DECEMBER 12, 2019 REGULAR MEETING AGENDA

The Town of Kent Planning and Zoning Commission shall hold a regular meeting on Thursday, **December 12, 2019 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 November 14, 2019.

4. PUBLIC COMMUNICATIONS (ORAL):

5. OLD BUSINESS:

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

5.A.1. Application #'s 90-19SP, 91-19C and 92-19F, The Kent School Corporation, 1 Macedonia Road, 9,000 sq. ft. addition to the existing "Admissions" building and associated site work, Map 4 Block 10 Lot 1.

5.B. DISCUSSION AND POSSIBLE DECISION

5.B.1. Proposed Change to Town of Kent Zoning Regulations: addition of the definitions of: "Retail Stores"; "Retail Stores – Firearm/Ammunition"; "Firearm"; and "Ammunition" and the inclusion of "Retail Stores – Firearm/Ammunition" as a special permitted use under Sections 4124, 4224 and 4324.

5.B.2. 2018 Annual Monitoring Report; Natural Resource Management Plan, Bull's Bridge, South Kent and New Milford, Connecticut, dated September 2019 and prepared by WSP USA (formerly Leggette, Brashears & Graham, Inc.)

5.B.2.a. Request to reduce the sampling of GW-4 from 3x/year to annual.

6. NEW BUSINESS:

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

6.A.1. Proposed Change to Town of Kent Zoning Regulations: removal of Sections 6200.5 and 6200.6 regarding the maximum size percentage of an accessory dwelling unit; clarification of Section 8320.2.b regarding where the maximum grade of a driveway shall

begin; a correction of administrative errors to Sections 8172 and 8320.f. (inclusion of section numbers and correction of original section numbers) of the Town of Kent Zoning Regulations.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1. Review of letter to Lucia Chiocchio, Esq., regarding Homeland Towers, LLC and New Cingular Wireless PCS LLC (“AT&T”) Proposed Wireless Telecommunications Tower Facility, Bald Hill Road – OR - 93 Richard Road, Kent, Connecticut.
- 6.B.2. Approval of Regular Meeting Schedule of 2020.
- 6.B.3. Planning and Zoning Commission procedures per Chapter 124 and 126 of the Connecticut General Statutes.
- 6.B.4. Approval of the August 10, 2018, version of the Planning and Zoning Commission By-Laws.
- 6.B.5. Land Use Administrator’s request to schedule a public hearing on February 13, 2020 to discuss a change to the Town of Kent Zoning Regulations by eliminating §3224.8 (a) and (b) regarding privately operated hospital, clinic, nursing home or convalescent home; and number changes to subsequent sections.

7. STAFF REPORT:

8. REPORT OF OFFICERS AND COMMITTEES:

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

- 9.A. Administrative Permits and Certificates of Compliance – November 12 to December 6, 2019.
- 9.B. Financial Reports – July through XXX, 2019
- 9.C. *Connecticut Federation of Planning and Zoning Agencies*, Fall 2019.

10. ADJOURNMENT