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By Darlene Brady at 12:35 pm, Jul 10, 2023

**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, July 13, 2023

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/86961479336>

Meeting ID: [869 6147 9336](https://us02web.zoom.us/j/86961479336)

Dial in to: [1 646 558 8656](https://us02web.zoom.us/j/86961479336)

**MEETING INFORMATION CAN BE FOUND HERE:**

<https://drive.google.com/drive/folders/1OUrXk1H2hjuQfckQgobuIB1EMz1ZBnvG?usp=sharing>

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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. May 11, 2023 Regular Meeting.

3.B. June 8, 2023 Regular Meeting.

3.C. June 15, 2023 Special Meeting.

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

5. **OLD BUSINESS:** None

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

5.B. **DISCUSSION AND POSSIBLE DECISION**

**6. NEW BUSINESS:**

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

**6.A.1.** Moratorium on Subdivisions to restrict the acceptance of subdivision applications for six months while amended subdivision regulations are drafted.

**6.A.2.** Proposed changes to the Zoning Regulations regarding parking, senior living, reasonable accommodations and camps/special events.

**6.A.3.** Application #65-23SUB, Landrigan Family 2012 Trust, 160 Ore Hill Rd., Map 18, Block 33, Lot 3, Two-lot Resubdivision. (For receipt of application- **PUBLIC HEARING SCHEDULED 8/10/23**)

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

**6.B.1.** Application #64-23C, Kerin & Jason Hempel (MainStreetKent,LLC), 27 North Main Street #1, Map 19 Block 14 Lot 2, Change of Use from Retail (art gallery) to Hospitality Use (ice cream/coffee shop)

**7. STAFF REPORT**

**7.A.** Discussion regarding preferred application process

**7.B.** Discussion regarding Special Meetings for regulation review – Summer Schedule

**8. REPORT OF OFFICERS AND COMMITTEES**

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A.** Administrative Permits and Certificates of Compliance

**9.B.** Kent Falls Brewing Company – 6/23/23 Correspondence from Attorney Neil Marcus

**9.C.** ARB Resignation Acceptance– Derek Larson Resignation/Regular Member Term Expiration 8/10/23 - Vacancy

**9.D.** Possible Reappointment of ARB Regular Member Victor Lewis Term Expiration 8/10/23

**10. 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.**

**11. EXECUTIVE SESSION: Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC220015, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.**

12. 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.
13. Open session involving discussion and possible action on Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC220015, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.
14. **ADJOURNMENT**