

3.A

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

**EXECUTIVE SESSIONS SPECIAL MEETING MINUTES
Thursday, May 14, 2020
6:30 p.m.**

MEETING HELD VIA ZOOM

The Town of Kent Planning and Zoning Commission held a special meeting on Thursday, May 14, 2020 at 6:30 p.m.

1. CALL TO ORDER

Chairman Winter called the meeting to order at 6:31 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matt Winter, Marc Weingarten, Karen Casey, Adam Manes, Darrell Cherniske, Alice Hicks, David Birnbaum

Staff Present: Donna Hayes, Land Use Administrator and Tai Kern, Land Use Clerk

The group entered into executive session at 6:32 p.m.

3. EXECUTIVE SESSIONS

3.A. Pending Litigation: The Roberti Family, LLC v. Town of Kent, Connecticut and Kent Planning and Zoning Commission of the Town of Kent, Connecticut in the United States District Court, District of Connecticut, New Haven. Discussion of strategy and negotiations with legal counsel.

3.B. Executive Session. Potential Litigation: High Watch Recovery Center Main Project Proposed Design Changes. Discussion of strategy and negotiations with legal counsel.

Mr. Manes moved to exit executive session at 7:00 p.m. Ms. Hicks seconded and the motion carried unanimously.

4. ADJOURNMENT

Mr. Winter moved to adjourn at 7:00 p.m.

Respectfully submitted,

Tai Kern
Tai Kern, Land Use Clerk

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KENT TOWN CLERK
2020 MAY 14 A 10:26
BY *J. Bradley*
TOWN CLERK

TOWN OF KENT
PLANNING AND ZONING COMMISSION
41 Kent Green Boulevard P.O.
Box 678
Kent, CT 06757
Phone (860) 927-4625 Fax (860) 927-4541

May 14, 2020 REGULAR MEETING MINUTES
VIA ZOOM CONFERENCE

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, **May 14, 2020 at 7:00 p.m.**

1. CALL TO ORDER

Chairman Winter called the meeting to order at 7:07 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matt Winter, Karen Casey, Wes Wyrick, Marc Weingarten,
Darrell Cherniske, Alice Hicks, David Birnbaum, Adam Manes,
Anne McAndrew

Staff Present: Donna Hayes, Land Use Administrator and Tai Kern, Land Use Clerk

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes of April 9, 2020.

It was noted that Adam Manes should be listed as being present.

Mr. Weingarten moved to approve the Regular Meeting Minutes of April 9, 2020 as corrected. Mr. Manes seconded and the motion carried unanimously.

4. PUBLIC COMMUNICATIONS (ORAL): N/A

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. Discussion on creating a revised definition of “convalescent home” or similar institutional term.

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR May 14, 2020

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Mr. Manes moved to table discussion on creating a revised definition of "convalescent home" or similar institutional term. Mr. Weingarten seconded and the motion carried unanimously.

5.B.2. Planning schedule for the rewrite of the Subdivision Regulations dated June 1, 1995.

Mr. Manes moved to table planning schedule for the rewrite of the Subdivision Regulations dated June 1, 1995. Mr. Cherniske seconded and the motion carried unanimously.

6. NEW BUSINESS:

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

6.A.1. Application #'s 13-20SP and 14-20C, Arthur H. Howland & Associates, PC, for Geoffrey Smith and Jamie Levitt, 85 Fuller Mountain Road, Map 2 Block 7 Lot 6, construction of 3-bedroom accessory dwelling unit and associated site work. (Application information was provided at the April meeting.)

The public hearing was opened at 7:15 pm

A notice of public hearing was published on the Town of Kent website; therefore, the reading of the public hearing notice was waived.

Paul Szymanski presented the plan and confirmed that this proposal complies with the special permit requirements. The group was reminded that there is no longer a size requirement for accessory dwelling units. Donna Hayes noted that she has no concerns to report regarding this proposal. Mr. Szymanski reported that there is a private well and septic proposed for this site that has been approved by TAHD.

Mr. Winter looked for comments from the members or public. There were none.

Mr. Weingarten moved to close public hearing at 7:25 pm Application #'s 13-20SP and 14-20C, Arthur H. Howland & Associates, PC, for Geoffrey Smith and Jamie Levitt, 85 Fuller Mountain Road, Map 2 Block 7 Lot 6, construction of 3-bedroom accessory dwelling unit and associated site work. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Manes moved to approve Application #'s 13-20SP and 14-20C, Arthur H. Howland & Associates, PC, for Geoffrey Smith and Jamie Levitt, 85 Fuller Mountain Road, Map 2 Block 7 Lot 6, construction of 3-bedroom accessory dwelling unit and associated site work.. Mr. Weingarten seconded and the motion carried unanimously.

6.A.2. Modification to Application #43-15SP, 33 Camps Road, LLC, 33 Camps Road, Map 17 Block 28 Lot 30; **modification to include an additional day for seasonal tours, tastings and retail sales.**

David Birnbaum recused himself.

The legal notice of this public hearing was read by Chairman Winter.

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The public hearing was opened at 7:32 pm.

Donna Hayes explained that the modification would allow the tastings, tours and sales to be open to the public Saturday, Sunday and two other days during the work week.

Barry Labendz explained that they are open currently Thursday and Friday 2 pm to 7 pm and Saturday 12-5 pm. They would like to add Sunday 12-5 pm as well. Anne McAndrew questioned how many people would come through on a typical Saturday. Barry reported that it could be up to 100 people and would think that might be spread out between the two days if the modification is permitted.

Mr. Winter looked for comments from the public. No one came forward. The inquired regarding complaints. Donna Hayes advised that any complaints have been directed to and addressed by Barry Labendz. Mrs. Hayes reported that she has not received any public comment regarding the proposal to extend the hours.

Alice Hicks questioned whether this is a slippery slope to the possibility of having a commercial business open 7 days per week in a rural zone. Adam Manes noted that he does not feel that by accepting this modification is setting a precedent that the Commission would have to approve additional days down the line. Matt Winter noted that they are hearing from the limited people present that the impact is small.

Barry Labendz confirmed that they are not changing what they have been previously been approved for with regard to their business plan and what occurs on the site. He does not see this as having as a major impact on the neighborhood.

David Birnbaum commented as a business partner that he would not like to see the operation be open to the public an excess of four days.

Darrel Cherniske noted that issues had been raised during the original public hearing for this activity and they have proven to be an exemplary business. Marc Weingarten agreed and noted that there are no objections.

Mr. Weingarten moved to close public hearing at 7:54 pm for the Modification to Application #43-15SP, 33 Camps Road, LLC, 33 Camps Road, Map 17 Block 28 Lot 30; modification to include an additional day for seasonal tours, tastings and retail sales. Mr. Manes seconded and the motion carried unanimously.

Mr. Manes moved to accept the modification to Application #43-15SP, 33 Camps Road, LLC, 33 Camps Road, Map 17 Block 28 Lot 30; modification to include an additional day for seasonal tours, tastings and retail sales. Mr. Weingarten seconded and the motion carried unanimously.

David Birnbaum was reseated.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Modification to Application #74-17C, Hiram Williams for Kent Center, LLC, 10 North Main Street, alterations to existing building and change of use from residential/commercial to commercial, Map 19 Block 42 Lot 29. Modifications to include: new configuration of the required second means of egress from the existing gallery; installation of two (2)

accessibility ramps; outdoor terrace associated with the retail space at the south east corner of the new addition; creation of one service yard to house required mechanical systems; relocation of three parking spaces; and, respective changes to the approved planting plan.

Donna Hayes reported that the applicant had come across some issues in order to bring the building up to code since the approval of this application. She explained that a new set of stairs was needed for egress, which drove the additional modifications. The egress stairs extend into the side yard setback; however, according to the Fire Marshal these stairs are not considered a fire escape which would be permitted to extend up to 4 feet into the setback.

Hiram Williams explained that at the time of approval they knew they would have to return for the hardscape plan. Chris Lee and Tom Chang further discussed the plan. Chris Lee explained that this can be a potential second fire escape should a tenant increase the occupancy. Mr. Lee reviewed the changes to the plan. He noted the need for a service yard for refuse and mechanical equipment. They have worked to minimize the footprint of the mechanical equipment. The equipment will be contained with refuse in a limited space.

Marc Weingarten discussed the egress / fire escape. Mr. Lee confirmed that they do meet code with the exception of snow cover requirements. Both stairways were designed to be fire egress stairs. It was explained that this matter will be worked through with the Fire Marshal and Building Inspector. The plan will also need approval by the Architectural Review Board.

The group discussed encroachment. Adam Manes did not find issue with the stairway's encroachment. Wes Wyrick questioned whether an appeal to the Zoning Board of Appeals would be required regarding the stairs. Hiram Williams discussed a lot line revision for parking lot and it was confirmed that this would have to go before this Commission for approval. Donna Hayes reported that the building itself is encroaching on the setback even more than the stairs by about a foot. Chris Lee noted that the encroachment by the stairs is 10 inches. Donna Hayes stated that she does not believe this would need to go before the ZBA.

The Commission agreed to continue discussion for the lot line revision, a determination from the Building Official and Fire Marshal regarding the snow cover requirement and Architectural Review Board determination. Donna Hayes requested that parking lines be marked. The Commission noted that this plan is an improvement.

Mr. Manes moved to table the modification to Application #74-17C, Hiram Williams for Kent Center, LLC, 10 North Main Street, alterations to existing building and change of use from residential/commercial to commercial, Map 19 Block 42 Lot 29. Modifications to include: new configuration of the required second means of egress from the existing gallery; installation of two (2) accessibility ramps; outdoor terrace associated with the retail space at the south east corner of the new addition; creation of one service yard to house required mechanical systems; relocation of three parking spaces; and, respective changes to the approved planting plan. The motion was seconded by Ms. Hicks and carried unanimously.

- 6.B.2.** 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 twostory addition (including offices, 218-seat lecture hall and 12-bed detoxification wing)

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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: construction of exterior staircase; proposed future metal gazebo; creation of 3 additional detox therapy/group session rooms; creation of 5 additional office spaces; creation of elevated walkway from second floor of detox building; associated roofline adjustment due to creation of additional office spaces; removal of two-tiered wall system; removal of connecting sidewalk at the northeast corner of the pharmacy; slight site alterations due to an additional egress stair; new exterior walk-in cooler and freezer; and, reduction of parking spaces.**

Wes Wyrick and Darrell Cherniske recused himself and left the meeting at 8:36 pm.

Anne McAndrew and David Birnbaum were elevated to voting status.

Paul Jorgenson of Silver Petrocelli. Jason Perrillo of High Watch explained that they have identified things that will keep their guest and staff safe. They looked for isolation spaces and they propose two additional bedrooms for this purpose; however, they will not increase patients. By doing this, they lost office space. Additionally, they decided that it would make more sense to move the admissions area in an effort not to track new patients through the building. This created a need to add office space in the admissions area. The disturbance to the stairway is not visible. He noted that there are some changes to the roof line as well. He explained that they poured the foundation in hopes that the Commission would make these approvals so they could be ready to make these changes.

Chairman Winter asked the Commission whether this modification would require a public hearing. He reminded the group that the original approval was a Special Permit that required a public hearing. Karen Casey noted that a public hearing is a requirement for a special permit. Mr. Manes stated that this is significant enough to require public hearing. Anne McAndrew agreed and felt that the neighbors deserve a chance to speak out. Marc Weingarten explained that he feels the public should be allowed to comment regarding this modified approval. Alice Hicks did not feel this was a minor modification; therefore, should go to a public hearing. Mr. Winter noted that the reconfiguration and additional foundation outside the original foot print warrants a public hearing.

Mr. Manes moved to set a public hearing for June for 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

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I.D. #1486; and associated site work on all three parcels. Modifications to include: construction of exterior staircase; proposed future metal gazebo; creation of 3 additional detox therapy/group session rooms; creation of 5 additional office spaces; creation of elevated walkway from second floor of detox building; associated roofline adjustment due to creation of additional office spaces; removal of two-tiered wall system; removal of connecting sidewalk at the northeast corner of the pharmacy; slight site alterations due to an additional egress stair; new exterior walk-in cooler and freezer; and, reduction of parking spaces. Mr. Weingarten seconded and the motion carried unanimously.

7. STAFF REPORT:

- 7.A. Follow-up on installation of 3rd trailer at 62 Carter Road, High Watch Recovery Center Inc, Map 14 Block 22 Lot 7.

Donna Hayes reported that the 3rd trailer is in and permitted. She reminded the Commission that they authorized her to issue an administrative permit once the approval by TAHD was received; that approval was granted after a site walk was held. The trailer is conditioned as temporary and should be removed once the Governor lifts his emergency order.

- 7.B. Outdoor dining procedure – see §4130.

Donna Hayes discussed Governor Lamont's Executive Order allowing the ZEO the ability to act on these applications. She is working in conjunction with the Building Official, Fire Marshal and TAHD. The permits are free. A site plan will be required. It does not have to be an A2 survey. A form and the guidelines will be available on the website. She reported that some businesses have already contacted her about outdoor seating. It was confirmed that the Executive Order supersedes anything that is within the Zoning Regulations. This will be temporary until the Governor lifts his order. Her concern is what happens once all this over. She is not sure those businesses with outdoor seating currently has been approved for it. When all this is over, she would like to confirm everyone is within the Regulations.

The group discussed a Building Application to add a door to Gifford's and the owner's feelings that Kent Coffee's drive through window warranted this to also be permitted. She explained that Kent Coffee was permitted because it was an existing permitted walk-up window that would be used as drive-through temporarily. Chairman Winter shared the photo of the door proposed at Gifford's. The Commission agreed that the proposed door is in a dangerous spot and this is not the same kind of change as Kent Coffee's existing window.

The group discussed the Kent Coffee's drive-through window and an extension to allow it to continue for Covid 19 safety purposes.

Mr. Manes moved to extend Kent Coffee's drive-through window from May 20 to June 20. The motion was seconded by Ms. Casey and the motion was carried unanimously.

8. REPORT OF OFFICERS AND COMMITTEES:

- 8.A. Subdivision Regulation Sub-Committee - previously discussed.

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

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REGULAR MEETING MINUTES FOR May 14, 2020

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- 9.A. Administrative Permits and Certificates of Compliance – April 13, 2020 – May 8, 2020. Received
- 9.B. Monthly Financials – July '19 – XXXX '20 - Not available.
- 9.C. Connecticut Federal of Planning and Zoning Agencies *Quarterly Newsletter*, Spring 2020 Received.
10. **Open session involving discussion and possible action on Pending Litigation: The Roberti Family, LLC v. Town of Kent, Connecticut and Kent Planning and Zoning Commission of the Town of Kent, Connecticut.**

Due to the COVID-19 pandemic, the Executive Session to discuss the pending litigation was held at a special meeting beginning at 6:30 p.m. on May 14, 2020.

No action taken. Based on discussion during executive session it was determined that the Commission would follow the lead of the legal team.

11. **Open session involving discussion and possible action on Potential Litigation: High Watch Recovery Center Main Project Proposed Design Changes.**

Due to the COVID-19 pandemic, the Executive Session to discuss the pending litigation was held at a special meeting beginning at 6:30 p.m. on May 14, 2020.

No action taken. Based on discussion during executive session it was determined that the Commission would follow the lead of the legal team.

ADJOURNMENT

Mr. Weingarten moved to adjourn at 9:37 p.m. Ms. Casey seconded and the motion carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern, Land Use Clerk

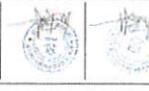
RECEIVED BY TOWN CLERK
MAY 19, 2020 @ 2:00 PM

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR May 14, 2020

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SILVER / PETRUCCI + ASSOCIATES
 Architects / Engineers / Landscape Architects
 1180 Whalley Avenue, Stamford, CT 06114 (203) 328-8244
 FAX: (203) 328-8243
 www.silverpetrucci.com



BASEMENT FLOOR PLAN -
 BUILDING C PART 1

DATE: 06/21/2018
 PROJECT: HIGH WATCH RECOVERY CENTER
 SHEET: A103



CONSTRUCTION NOTES - PLAN

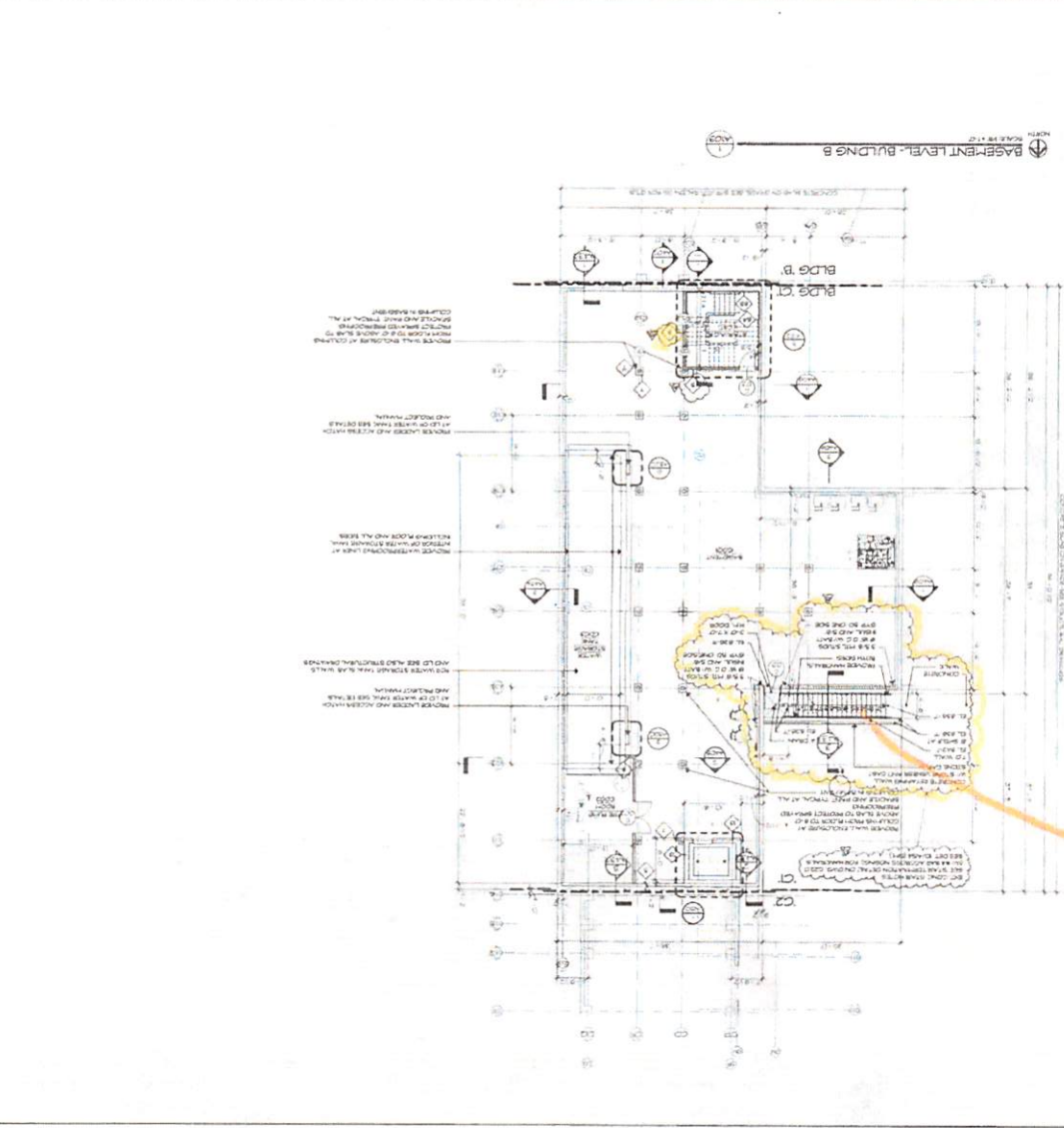
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GENERAL NOTES

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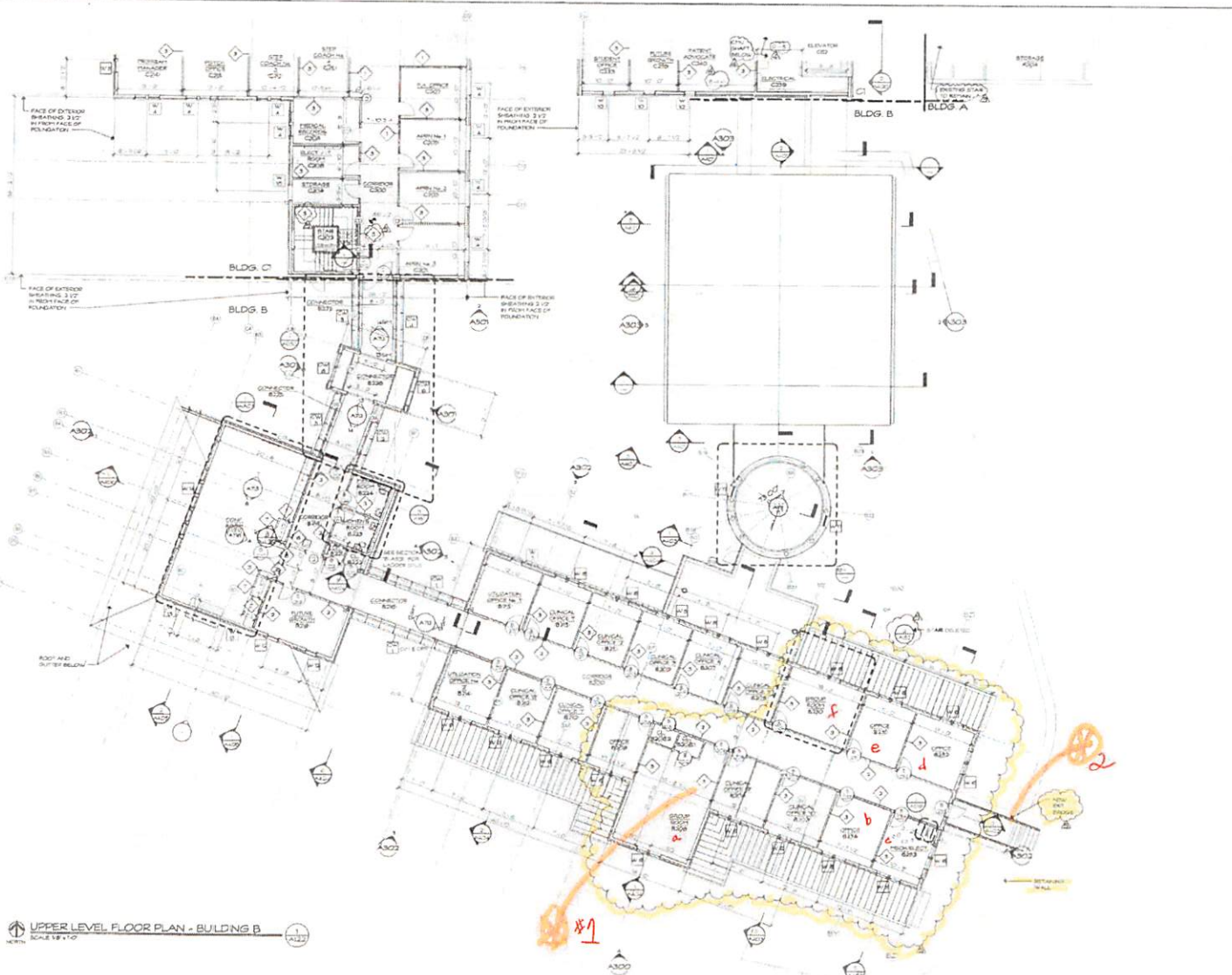
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[Symbol]	SEE DETAIL 1081
[Symbol]	SEE DETAIL 1082
[Symbol]	SEE DETAIL 1083
[Symbol]	SEE DETAIL 1084
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[Symbol]	SEE DETAIL 1090
[Symbol]	SEE DETAIL 1091
[Symbol]	SEE DETAIL 1092
[Symbol]	SEE DETAIL 1093
[Symbol]	SEE DETAIL 1094
[Symbol]	SEE DETAIL 1095
[Symbol]	SEE DETAIL 1096
[Symbol]	SEE DETAIL 1097
[Symbol]	SEE DETAIL 1098
[Symbol]	SEE DETAIL 1099
[Symbol]	SEE DETAIL 1100

GENERAL NOTES

1. REFER TO ALL GENERAL NOTES ON OTHER SHEETS OF THIS SET.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS.
3. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

CONSTRUCTION KEY NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



High Watch Recovery Center
 ADDITIONS AND RENOVATIONS
 62 CARTER ROAD
 KENT, CONNECTICUT 06757

Project No. 17-001
 Date: 06/21/2019
 Scale: 1/8" = 1'-0"

SILVER / PETRUCELLI + ASSOCIATES
 Architects - Engineers - Interior Designers

3190 Watsoy Avenue, Hamden, CT 06518-2340
 Tel: 203 230-9007 Fax: 203 230-4247
 info@sptrk.com

Author	SP	Project No.	17-001
Checked	SP	Date	06/21/2019
Drawn	SP	Scale	1/8" = 1'-0"
Plot	SP	Plot No.	17-001-01
Print	SP	Print No.	17-001-01
Client	SP	Client Name	High Watch Recovery Center
Contract	SP	Contract No.	17-001
Phase	SP	Phase	17-001
Discipline	SP	Discipline	17-001
Sheet	SP	Sheet No.	17-001-01
Total	SP	Total Sheets	17-001-01

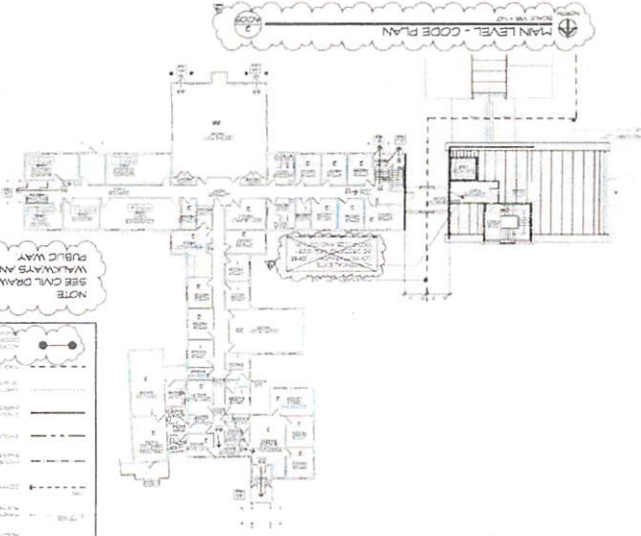
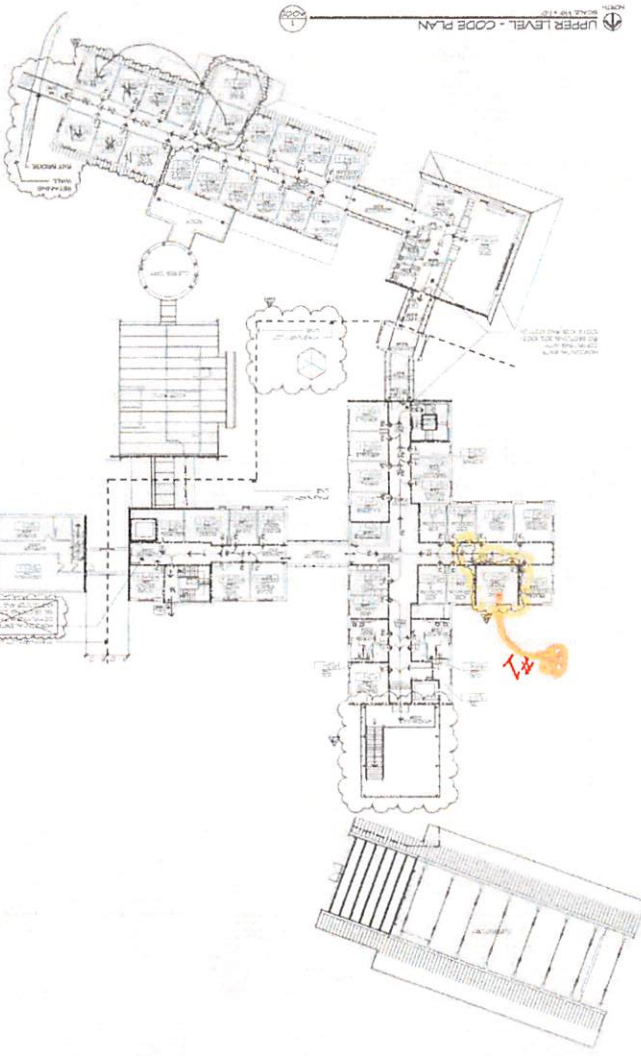
UPPER LEVEL FLOOR PLAN - BUILDING B

Date: June 21, 2019
 Scale: 1/8" = 1'-0"
 Author: SP
 Project No.: 17-001
 Sheet No.: A122

SILVER / PETRUCELLI + ASSOCIATES
 ARCHITECTS / ENGINEERS / INTERIOR DESIGNERS
 1193 Spring Avenue, Haddam, CT 06438-1343
 TEL: (203) 235-9007 FAX: (203) 238-8323
 silp@silpet.com



COPE PLANS - UPPER & MAIN
 DATE: MAY 22, 2020
 DRAWN BY: MA
 CHECKED BY: MA
 PROJECT NO: A005



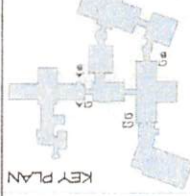
CODE INFORMATION - EXISTING BUILDING 'A'

CODES TO WHICH THIS PROJECT HAS BEEN REFERRED:
 2012 CONNECTICUT CONSTRUCTION CODE
 2012 CONNECTICUT ELECTRICAL CODE
 2012 CONNECTICUT MECHANICAL CODE
 2012 CONNECTICUT PLUMBING CODE
 2012 CONNECTICUT FIRE CODE
 2012 CONNECTICUT ENERGY CODE
 2012 CONNECTICUT ENVIRONMENTAL CODE
 2012 CONNECTICUT LAND USE AND ZONING CODE
 2012 CONNECTICUT PUBLIC WORKS CODE
 2012 CONNECTICUT TRANSPORTATION CODE
 2012 CONNECTICUT WATER AND SEWERAGE CODE
 2012 CONNECTICUT WIND CODE
 2012 CONNECTICUT WOOD PRESERVATION CODE
 2012 CONNECTICUT YACHTING CODE

CODES TO WHICH THIS PROJECT HAS BEEN REFERRED:
 2012 CONNECTICUT CONSTRUCTION CODE
 2012 CONNECTICUT ELECTRICAL CODE
 2012 CONNECTICUT MECHANICAL CODE
 2012 CONNECTICUT PLUMBING CODE
 2012 CONNECTICUT FIRE CODE
 2012 CONNECTICUT ENERGY CODE
 2012 CONNECTICUT ENVIRONMENTAL CODE
 2012 CONNECTICUT LAND USE AND ZONING CODE
 2012 CONNECTICUT PUBLIC WORKS CODE
 2012 CONNECTICUT TRANSPORTATION CODE
 2012 CONNECTICUT WATER AND SEWERAGE CODE
 2012 CONNECTICUT WIND CODE
 2012 CONNECTICUT WOOD PRESERVATION CODE
 2012 CONNECTICUT YACHTING CODE

COPE PLANS - UPPER & MAIN

NO.	DESCRIPTION	DATE
1	COPE PLAN - UPPER LEVEL	05/22/20
2	COPE PLAN - MAIN LEVEL	05/22/20
3	KEY PLAN	05/22/20

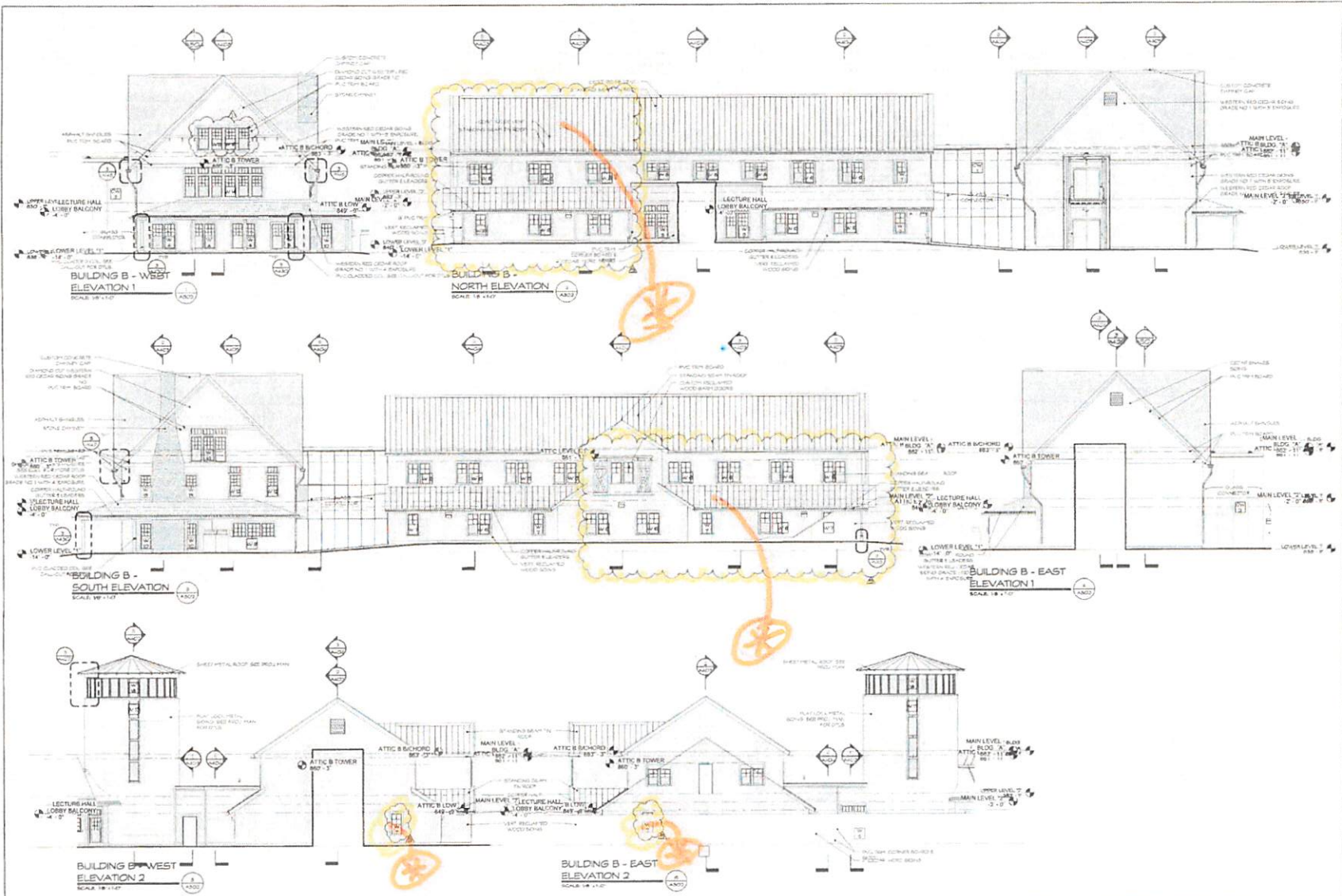


CODE LEGEND

NOTE: SEE CIVIL DRAWING C1.0 FOR WALKWAYS AND PATHS TO PUBLIC WAY

SYMBOL	DESCRIPTION
(Solid line)	EXISTING WALL
(Dashed line)	EXISTING WINDOW
(Dotted line)	EXISTING DOOR
(Thin solid line)	NEW WALL
(Thin dashed line)	NEW WINDOW
(Thin dotted line)	NEW DOOR
(Thick solid line)	NEW WALL
(Thick dashed line)	NEW WINDOW
(Thick dotted line)	NEW DOOR
(Thin solid line with dots)	NEW WALL
(Thin dashed line with dots)	NEW WINDOW
(Thin dotted line with dots)	NEW DOOR
(Thin solid line with dashes)	NEW WALL
(Thin dashed line with dashes)	NEW WINDOW
(Thin dotted line with dashes)	NEW DOOR

6.A.1



**HIGH WATCH RECOVERY CENTER
 ADDITIONS AND RENOVATIONS
 62 CARTER ROAD
 KENT, CONNECTICUT 06757**



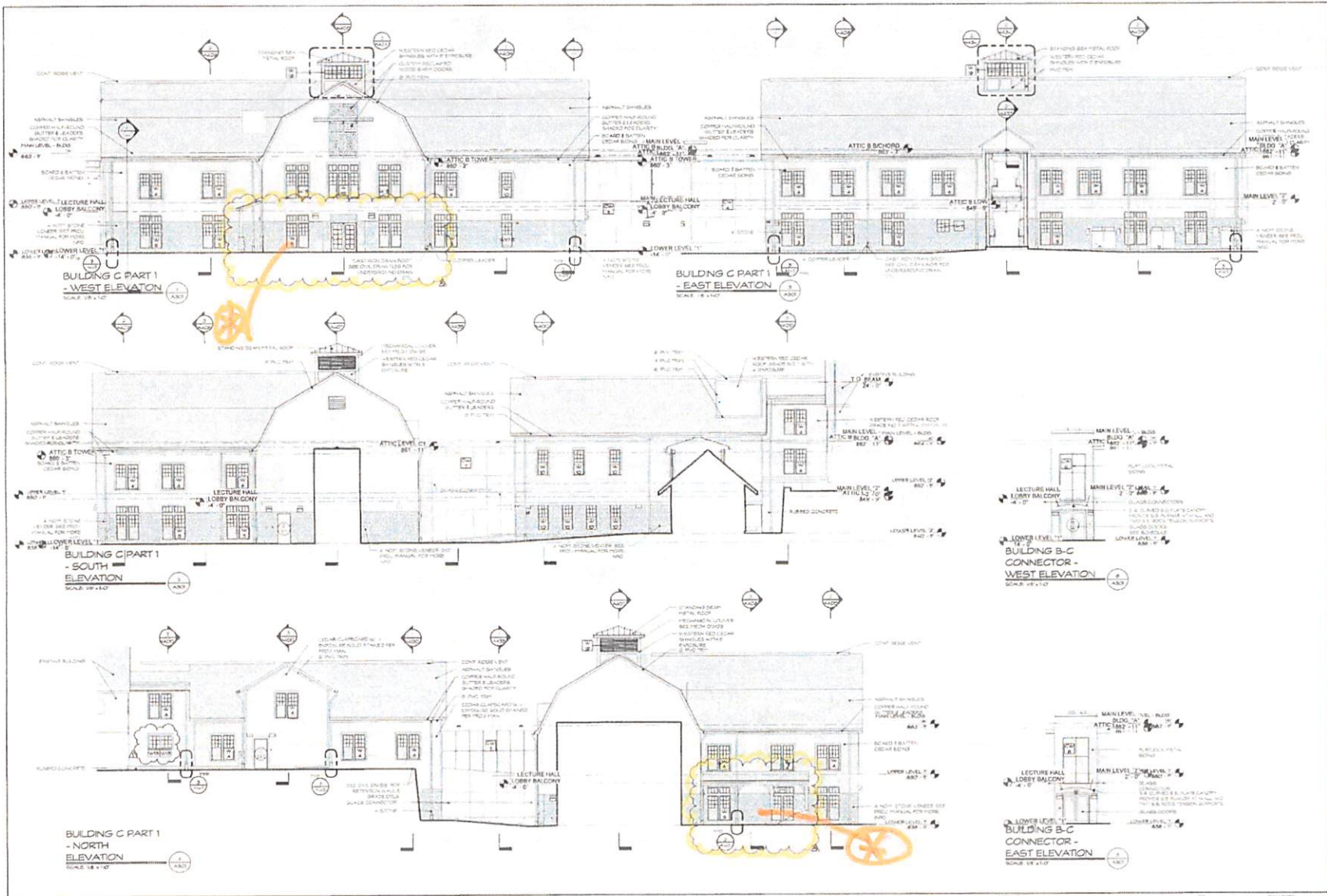
SILVER / PETRUCELLI + ASSOCIATES
 Architects / Engineers / Interior Designers
 3190 Whites Avenue, Hamden, CT 06519-2540
 Tel: 203 239-9807 Fax: 203 239-8247
 e: silverpetrucelli.com

NO.	REVISION	DATE	BY	CHKD.
1	ISSUE FOR PERMIT	6/28/09	MLC	MLC
2	CHANGE ORDER	6/30/09	MLC	MLC
3	CHANGE ORDER	7/1/09	MLC	MLC

EXTERIOR ELEVATIONS - PARTIAL
 Date: June 28, 2009
 Scale: 1/8" = 1'-0"
 Drawn by: Amy
 Checked by: T.J.

A302

6. A. 1



High Watch Recovery Center
 Additions and Renovations
 62 Carter Road
 Kent, Connecticut 06757

SILVER / PETRUCELLI + ASSOCIATES
 Architects Engineers Interior Designers
 3190 Whitney Avenue, Hamden, CT 06518-2340
 Tel: 203 235 0067 Fax: 203 230 8247
 info@spcaweb.com

Project: HIGH WATCH RECOVERY CENTER
 Drawing: EXTERIOR ELEVATIONS - PARTIAL
 Date: JUN 21, 2009
 Scale: 3/8" = 1'-0"
 Author: CAC
 Check: [Signature]
 Title: [Signature]

EXTERIOR ELEVATIONS - PARTIAL

June 21, 2009
 3/8" = 1'-0"
 CAC
 [Signature]
 [Signature]

A301

Kitchen & Dining Addition for:
High Watch Recovery Center
 62 Carter Road
 Kent, Connecticut 06737



SILVER / PERRUCELLI & ASSOCIATES
 Architects / Engineers / Interior Designers
 1190 Village Avenue, Hamden, CT 06514-1148
 Tel: 203.239.9287 Fax: 203.239.9131
 silverperrucelli.com

DATE: 04-10-10
 PROJECT: HIGH WATCH RECOVERY CENTER
 DRAWING: ENLARGED KITCHEN PLAN
 SHEET: A103



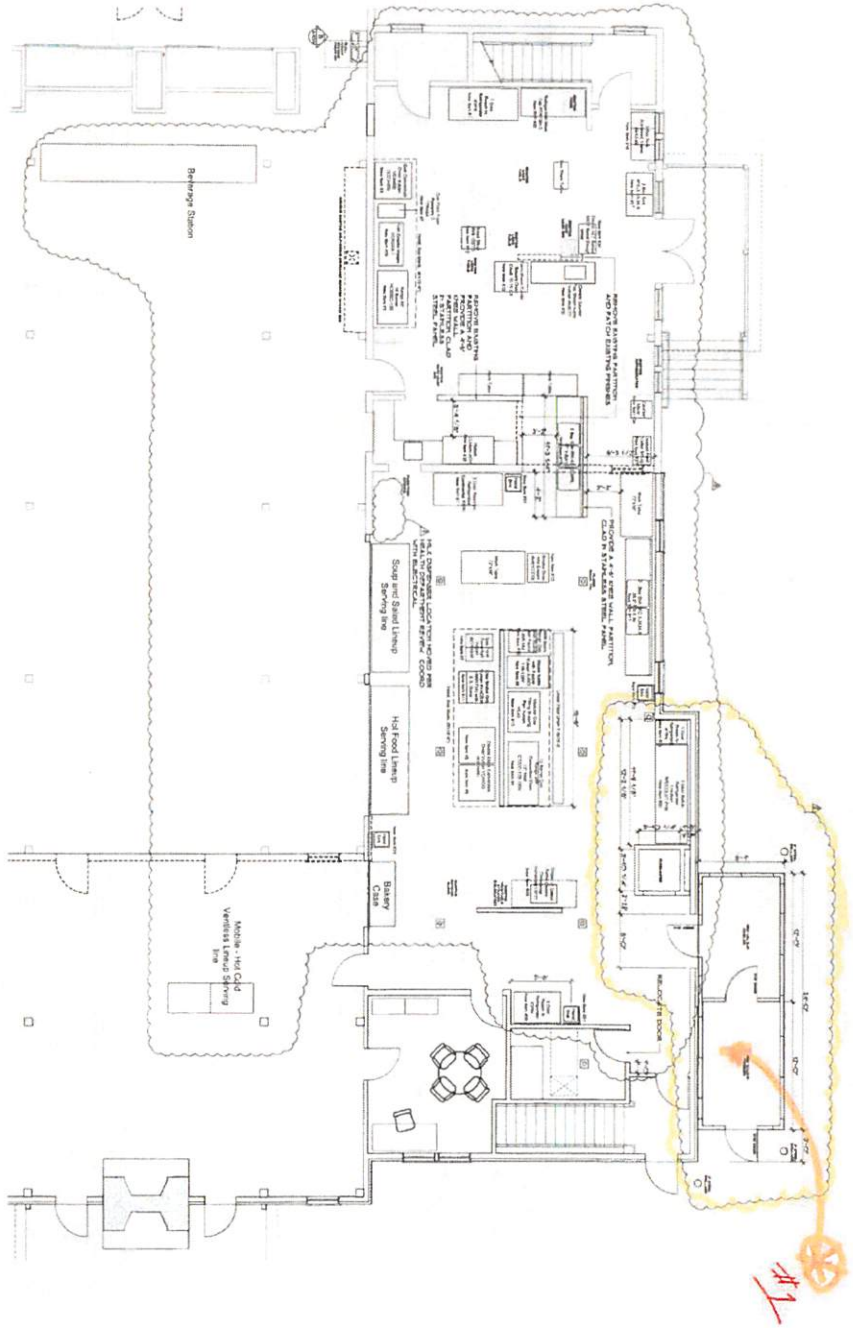
Enlarged Kitchen Plan

DATE: 04-10-10
 PROJECT: HIGH WATCH RECOVERY CENTER
 DRAWING: ENLARGED KITCHEN PLAN
 SHEET: A103

A103



ENLARGED KITCHEN PLAN
 SCALE: 1/8" = 1'-0"



C.A.1



MILONE & MACBROOM

May 11, 2020

Ms. Donna M. Hayes
Land Use Administrator
Town of Kent
41 Kent Green Boulevard
Kent, CT 06757

**RE: Site Plan Modification
Applications #106-18SP and 107-18C
High Watch Recovery Center Office and Dining Hall Addition
62 Carter Road
Kent, Connecticut
MMI #6504-02**

Dear Ms. Hayes:

Please find attached and summarized below proposed site plan modifications regarding the above-referenced project. As construction has been progressing, site design alterations have been discussed to benefit the site's development and to continue to comply with the approved site plans' design intent and town approvals. The proposed site revisions stem from three main sources: code review comments, building alterations, and field conditions. The following is a description of the proposed revised areas outlined on the attached site plans:

Area "A" – The Bantle Hall parking lot is proposed to be revised to accommodate two accessible parking spaces per the town's code review comments. Revising the grades of the parking lot to accommodate no greater than a 2% slope in any direction for the accessible spaces requires additional grading of the lot. The space required for the accessible parking also reduces the total number of parking spaces in the lot from 46 to 45 spaces. The extent, limits, and configuration of the lot remains unchanged. We believe this change is a benefit to the project and improves accessibility to Bantle Hall for visitors.

Area "B" – In association with the above revision Area "A," the design team re-evaluated the parking layout and distribution of accessible parking within the core of the campus and determined it would be beneficial to eliminate the small pull-off parking areas along the main access drive to create a more pedestrian-friendly and safer campus environment. High Watch will not permit visitors beyond the main lower parking lot unless there is an event at Bantle Hall or a need for overflow parking. The small pull-off parking spaces are disjointed and create the potential for conflicts between other vehicles and pedestrians. This will result in the removal of 12 parking spaces and their associated impervious area. Together with the loss of 1 space in the Bantle Hall lot, the total project parking count is proposed to be revised from 129 to 116. This total still exceeds the required parking count of 103 spaces. Within the loss of 12 spaces is the reduction of the number of accessible parking spaces by one space. The parking distribution and number still meet code requirements. The previously approved and revised parking summary tables are provided on Sheets SP and SP-REV.

Area "C" – In conjunction with the proposed building alteration to create an exterior freezer for Bantle Hall, a minor reduction in the rear access drive width will be needed should this building revision be

approved. The drive width will need to be reduced from 14 feet to 12 feet. Protective bollards will be installed to protect the adjacent building corners. We feel this reduction in pavement width will not adversely affect deliveries or emergency access. Visitors will not be permitted to use the access drive to the rear of Bantle Hall. Signage will be installed indicating staff and delivery use only.

Area "D" – This area has a number of proposed revisions including the following:

Wall Removal – In the approved site plan a two-tiered wall system was proposed for the west-facing slope above the new detox and pharmacy buildings. Once excavation and construction of the building foundations and lower retaining wall commenced, it became evident that we could slope the grades from the top of the lower wall and meet the upper existing grade without the need for the second upper wall. This allows for a reduction in hardscape and a more naturalized treatment of the slope. The removal of the wall allows for the reduction in utility structures. Both sanitary and storm drainage function as previously approved.

Building Alteration – A proposed second floor use of the detox wing necessitates an emergency egress route from the second floor. The attached site plans propose an elevated walk exiting the building to above the adjacent retaining wall and then heading north to the rear of the existing office building. This route would be fully accessible. See architectural plans for building revisions and elevated walk structure detail.

Sidewalk Removal – The building door at the northeast corner of the pharmacy building is proposed to be removed, eliminating the need for the connecting sidewalk.

Area "E" – This area is related to a building alteration that requires an exterior egress stair. The proposed site alterations associated are slight regrading, sidewalk connection, and an additional drainage structure at the bottom of the stairs.

We believe the above-outlined site modifications keep within the previously approved site plans and will result in a more accessible, sustainable, and safe site development for High Watch and the town of Kent.

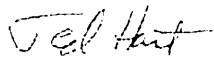
If you have any questions regarding the above comments, please feel free to contact me at (203) 271-1773.

Very truly yours,

MILONE & MACBROOM, INC.



Michael T. Doherty, PLA, Associate
Lead Landscape Architect



Ted Hart, PE, Vice President
Director of Civil Engineering

Enclosures

6504-02-m1120-ltr

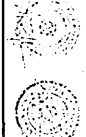
Kitchen & Dining Additions for:
High Watch Recovery Center
 62 Carter Road
 Kent, Connecticut 06177



ENLARGED KITCHEN PLAN
 SCALE: 1/8" = 1'-0"

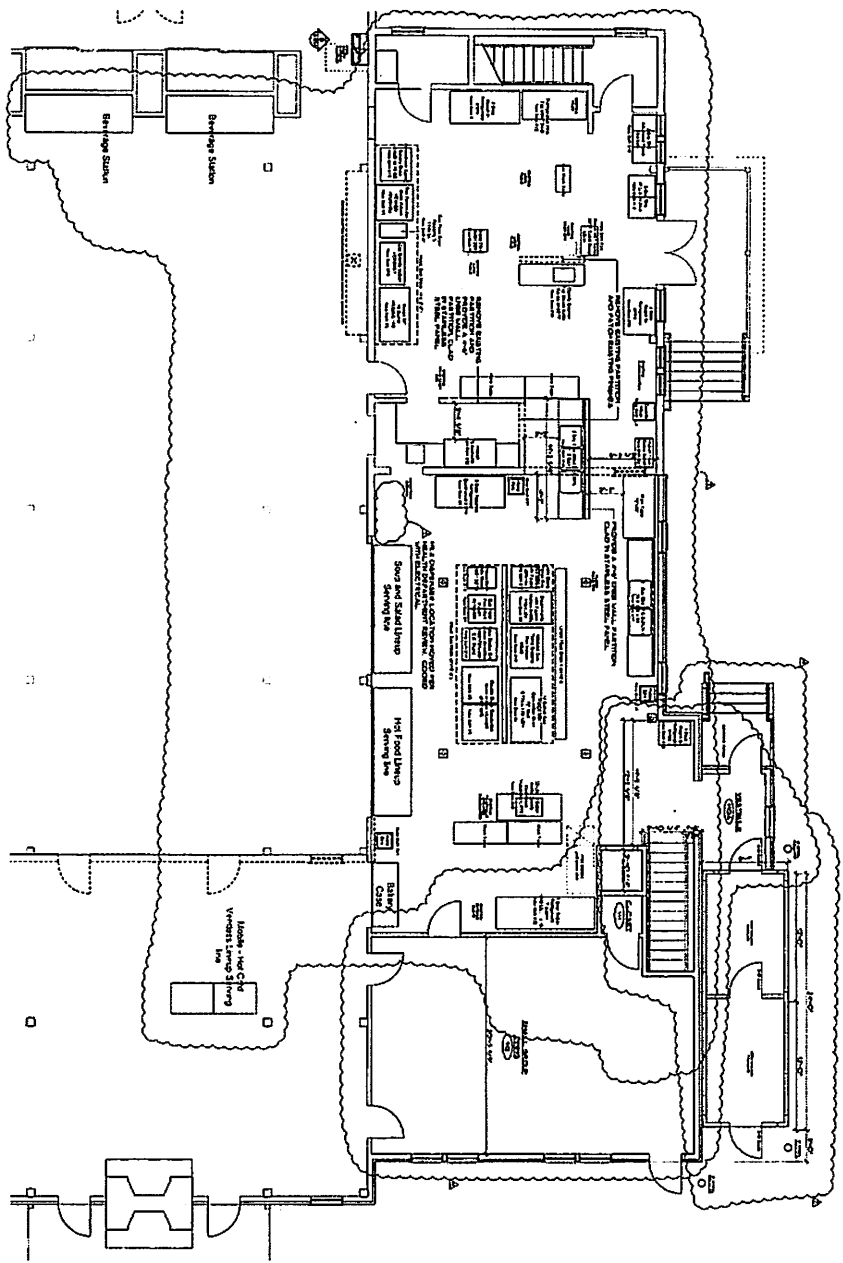
SILVER / PETRUCELLI + ASSOCIATES
 ARCHITECTS
 1000 Main Street, Suite 200
 Westport, CT 06890
 TEL: 203.229.1111 FAX: 203.229.1111
 www.silverpetrucci.com

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR BID	10/15/11	SP
2	REVISION: ADD REVISIONS TO KITCHEN PLAN	10/15/11	SP
3	REVISION: ADD REVISIONS TO KITCHEN PLAN	10/15/11	SP
4	REVISION: ADD REVISIONS TO KITCHEN PLAN	10/15/11	SP
5	REVISION: ADD REVISIONS TO KITCHEN PLAN	10/15/11	SP

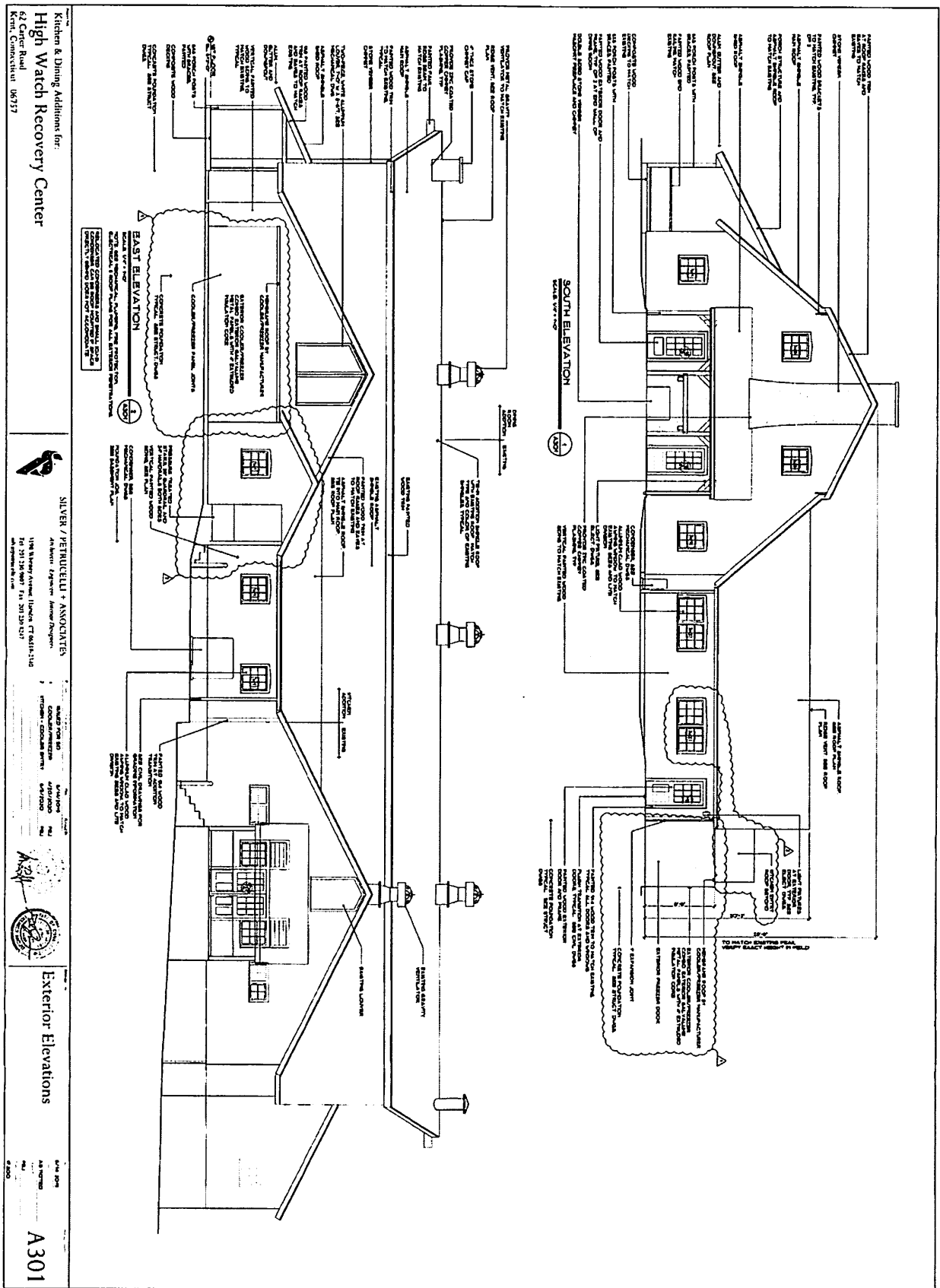


Enlarged Kitchen Plan

DATE: 10/15/11
 DRAWN BY: SP
 CHECKED BY: SP
 PROJECT NO: A103



NOT TO SCALE. DIMENSIONS AND MATERIALS SHALL BE AS SHOWN ON ALL SHEETS.



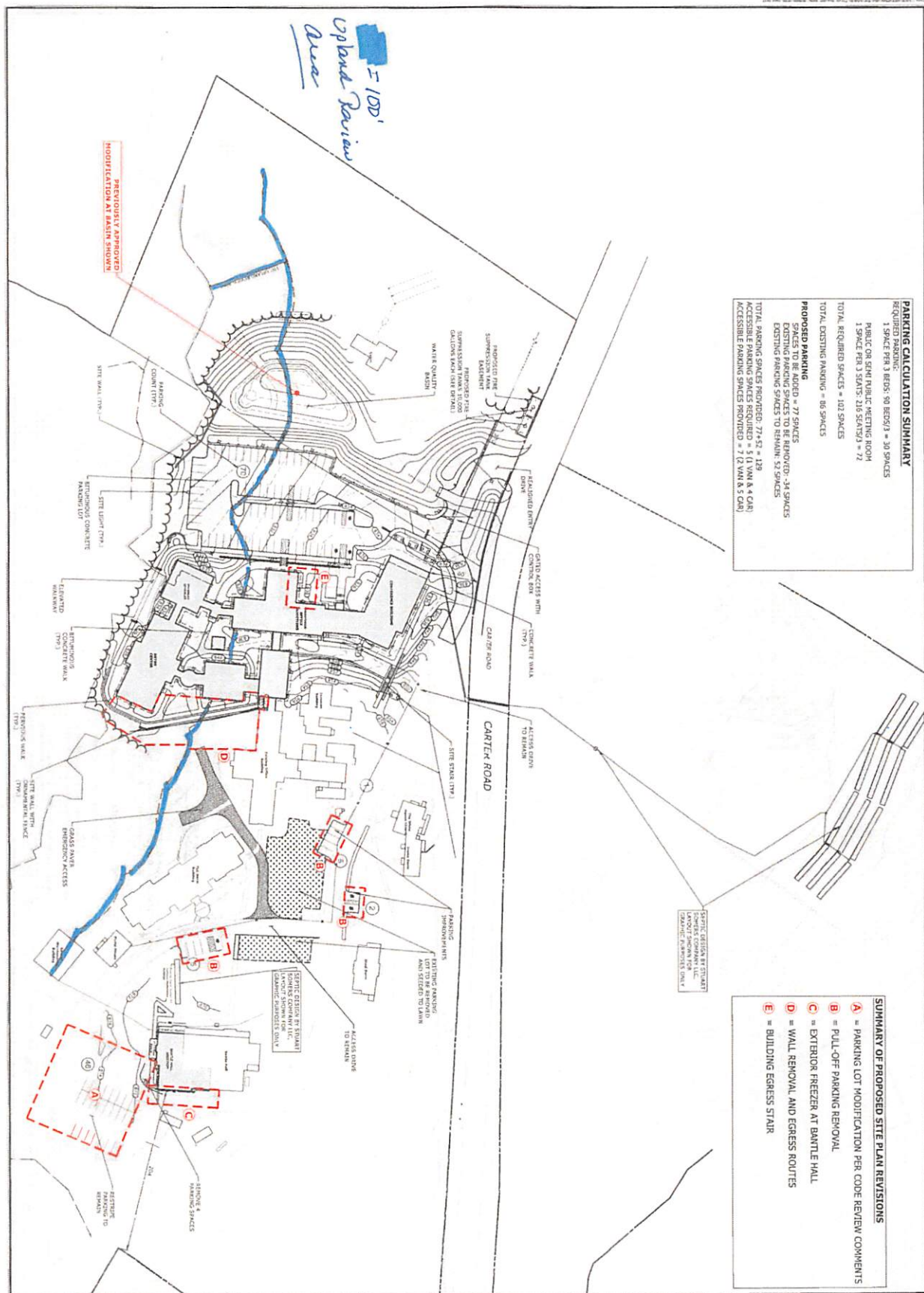
Kitchen & Dining Additions for:
High Watch Recovery Center
 62 Carter Road
 Kent, Connecticut 06757

SILVER / PETRUCELLI & ASSOCIATES
 ARCHITECTS
 1188 Blawie Avenue, Lincoln, CT 06414-1142
 TEL: 203 266 8807 FAX: 203 266 5247
 www.silverpetrucci.com

DATE: 11/20/03
 DRAWING NO: 1188BLAWIE-03-001
 SHEET NO: 6 OF 10

Exterior Elevations
 A301

Optimal Review
 = 100' Area



PARKING CALCULATION SUMMARY

REQUIRED PARKING	90 BEO'S = 30 SPACES
1 SPACE PER 3 SEATS	216 SEATS = 72 SPACES
PUBLIC OR SEMI PUBLIC MEETING ROOM	1 SPACE PER 3 SEATS: 216 SEATS = 72
TOTAL REQUIRED SPACES	= 102 SPACES
TOTAL EXISTING PARKING	= 86 SPACES
SPACES TO BE ADDED	= 77 SPACES
EXISTING PARKING SPACES TO BE REMOVED	= 34 SPACES
TOTAL PARKING SPACES PROVIDED	77 + 51 = 128
ACCESSIBLE PARKING SPACES REQUIRED	= 5 (1 VAN & 4 CAR)
ACCESSIBLE PARKING SPACES PROVIDED	= 7 (2 VAN & 5 CAR)

SUMMARY OF PROPOSED SITE PLAN REVISIONS

A	= PARKING LOT MODIFICATION PER CODE REVIEW COMMENTS
B	= FULL-OFF PARKING REMOVAL
C	= EXTERIOR FREEZER AT BATTLE HALL
D	= WALL REMOVAL AND EGRESS ROUTES
E	= BUILDING EGRESS STAIR

<p>OVERALL SITE PLAN</p> <p>HIGH WATCH RECOVERY CENTER OFFICE AND DINING HALL ADDITION</p> <p>54 & 62 CARTER ROAD KENT, CONNECTICUT</p>	<p>DATE: 01/09/18</p> <p>BY: WTD</p> <p>DESCRIPTION: PRELIMINARY</p>	<p>MILONE & MACBROOM</p> <p>38 BULLY DRIVE DANBURY, CT 06810 (860) 346-1000 WWW.MJM.COM</p>		
	<p>DATE: 12/07/17</p> <p>BY: WTD</p> <p>DESCRIPTION: PRELIMINARY</p>			
<p>SP</p> <p>1-155</p> <p>DECEMBER 4, 2017</p> <p>681442</p> <p>02 OF 15</p>				

SUMMARY OF PROPOSED SITE PLAN REVISIONS

A = PARKING LOT MODIFICATION PER CODE REVIEW COMMENTS
B = PULL-OFF PARKING REMOVAL
C = EXTERIOR FREEZER AT BATTLE HALL
D = WALL REMOVAL AND EGRESS ROUTES
E = BUILDING EGRESS STAIR

REVISED PARKING CALCULATION SUMMARY

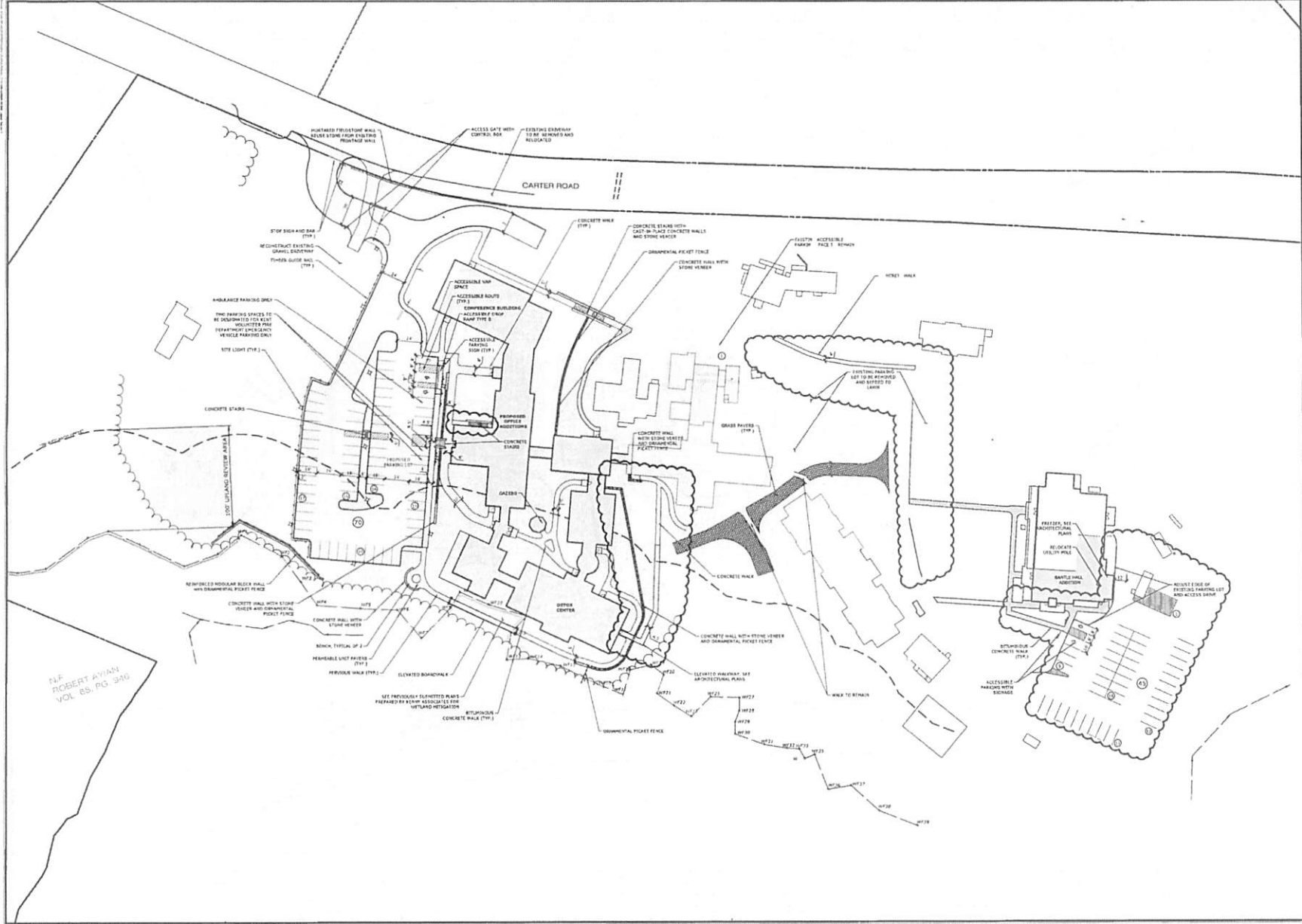
REQUIRED PARKING:
 1 SPACE PER 3 BEDS: 92 BEDS/3 = 31 SPACES
 PUBLIC OR SEMI PUBLIC MEETING ROOM
 1 SPACE PER 3 SEATS: 216 SEATS/3 = 72
 TOTAL REQUIRED SPACES = 103 SPACES
 TOTAL EXISTING PARKING = 86 SPACES
 PROPOSED PARKING
 SPACES TO BE ADDED = 70 SPACES
 EXISTING PARKING SPACES TO BE REMOVED = -40 SPACES
 EXISTING PARKING SPACES TO REMAIN = 46 SPACES
 TOTAL PARKING SPACES PROVIDED: 77+52 = 129
 ACCESSIBLE PARKING SPACES REQUIRED = 5 (1 VAN & 4 CAR)
 ACCESSIBLE PARKING SPACES PROVIDED = 6 (2 VAN & 4 CAR)

PREVIOUSLY APPROVED PARKING CALCULATION SUMMARY



REQUIRED PARKING:
 1 SPACE PER 3 BEDS: 90 BEDS/3 = 30 SPACES
 PUBLIC OR SEMI PUBLIC MEETING ROOM
 1 SPACE PER 3 SEATS: 216 SEATS/3 = 72
 TOTAL REQUIRED SPACES = 102 SPACES
 TOTAL EXISTING PARKING = 86 SPACES
 PROPOSED PARKING
 SPACES TO BE ADDED = 77 SPACES
 EXISTING PARKING SPACES TO BE REMOVED = -24 SPACES
 EXISTING PARKING SPACES TO REMAIN: 62 SPACES
 TOTAL PARKING SPACES PROVIDED: 77+52 = 129
 ACCESSIBLE PARKING SPACES REQUIRED = 5 (1 VAN & 4 CAR)
 ACCESSIBLE PARKING SPACES PROVIDED = 7 (2 VAN & 5 CAR)



6.A.1



N.F. ROBERT AVIAN VOL. 65, PG. 946

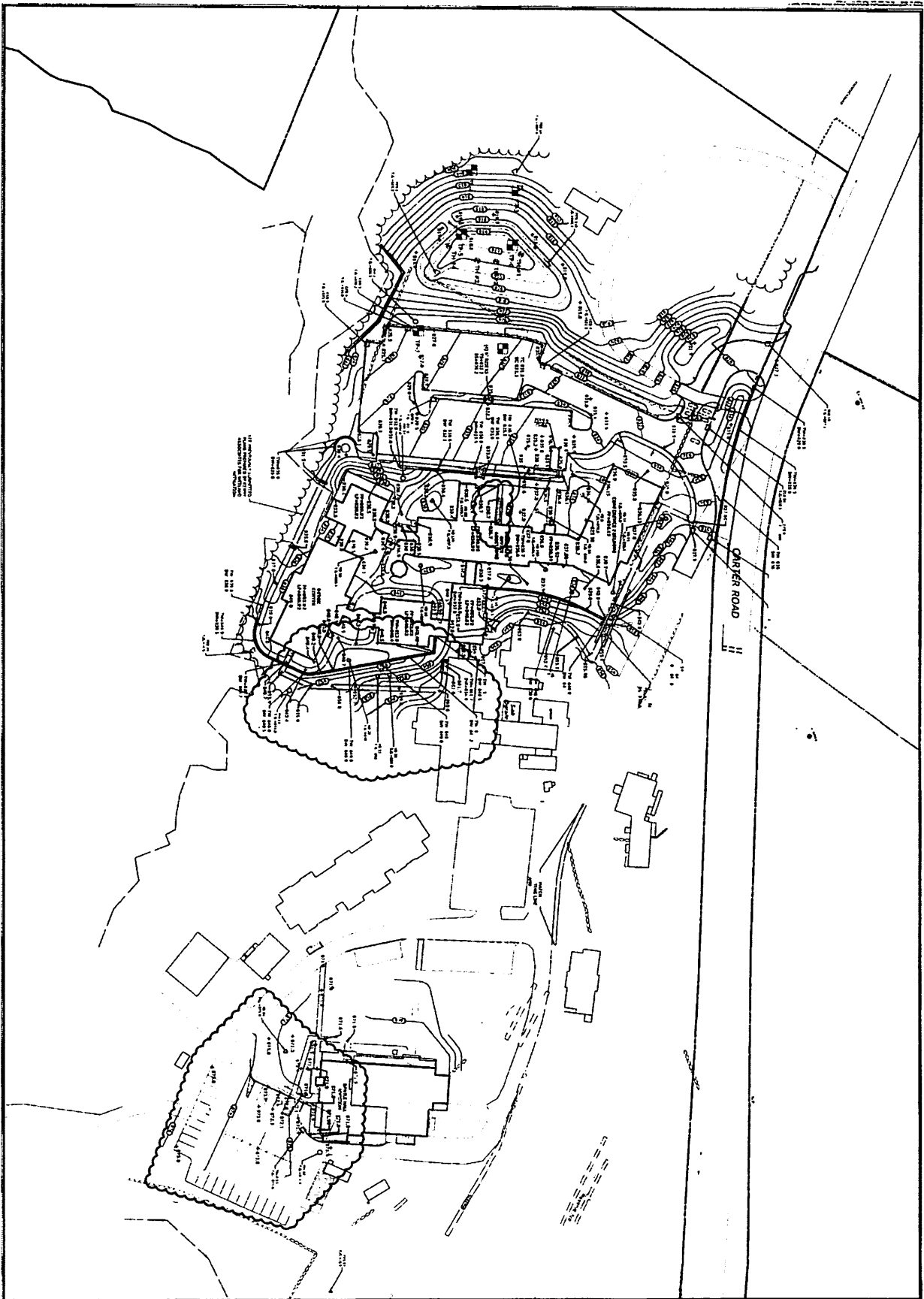
MILONE & MACBROOM
 85 BALDY STREET
 SUITE 200
 WESTPORT, CT 06890
 TEL: 203.261.1100
 FAX: 203.261.1101
 WWW.MILONE-MACBROOM.COM

DATE	BY	DESCRIPTION

SITE PLAN - LAYOUT
 HIGH WATCH RECOVERY CENTER
 OFFICE AND DINING HALL ADDITION
 54 & 62 CARTER ROAD
 KENT, CONNECTICUT

MTD	GEB	MTD
DATE	PROJECT	DRAWN
1"=40'		
DECEMBER 4, 2018		
6504-22		
04 OF 15		

LA-1



GR-1

DATE: 11/04/13

PROJECT: 17-1

CLIENT: 1818

DESIGNER: 1818

SCALE: 1"=20'

SITE PLAN - GRADING

**HIGH WATCH RECOVERY CENTER
OFFICE AND DINING HALL ADDITION**

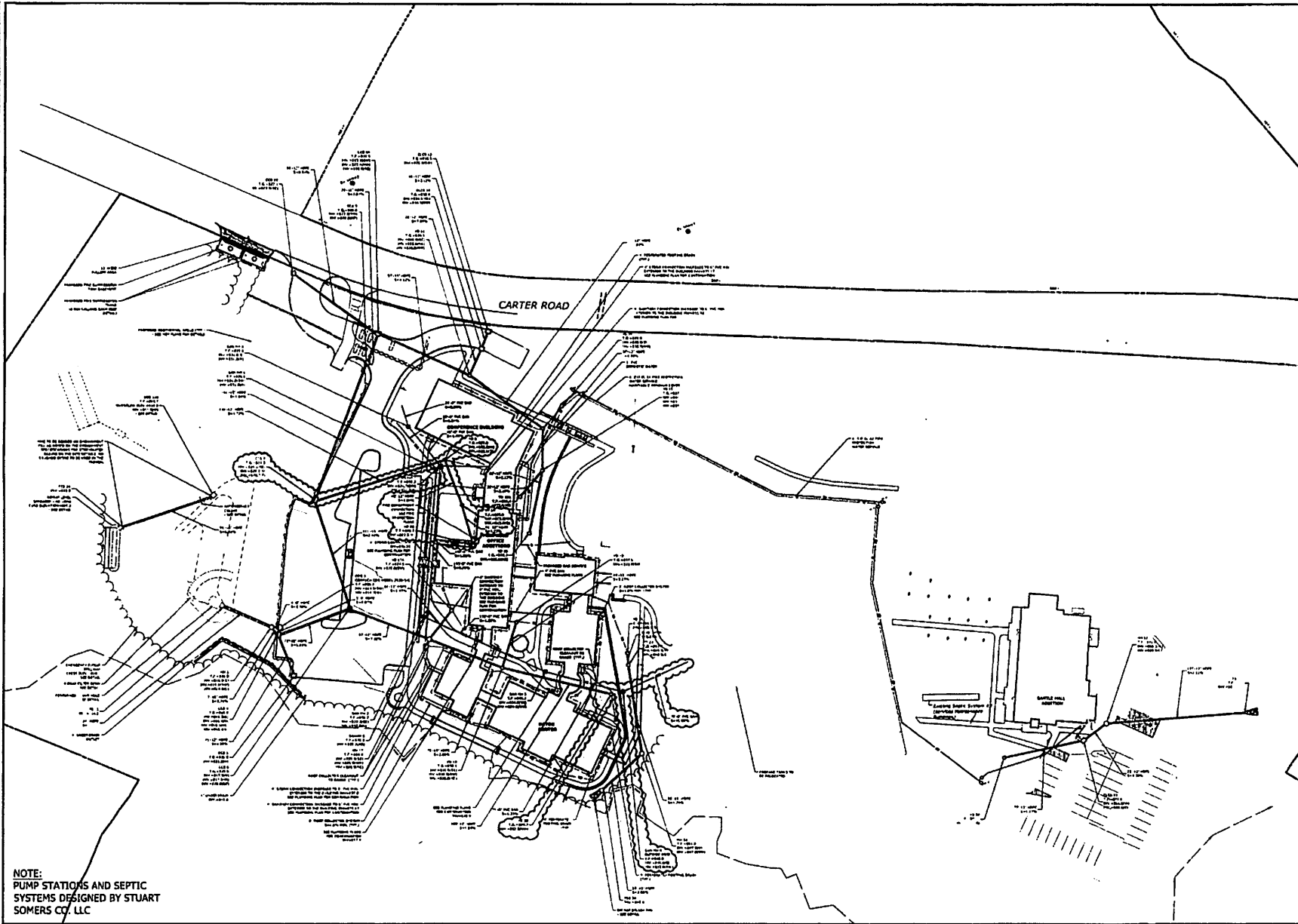
84 & 82 CARTER ROAD
KENT, CONNECTICUT

DESCRIPTION	DATE	BY
PRELIMINARY	08/15/13	WFO
FINAL	11/04/13	WFO



MILONE & MACBROOM

30 SOUTH MAIN
SUITE 200
WATERBURY, CT 06705
TEL: 860.241.1111
WWW.MILONE-MACBROOM.COM

6.A.1



NOTE:
 PUMP STATIONS AND SEPTIC
 SYSTEMS DESIGNED BY STUART
 SOMERS CO, LLC

MILONE & MACBROOM
 ENGINEERS & ARCHITECTS
 1000 WEST STREET
 WESTPORT, CONNECTICUT 06880
 TEL: 203.261.1100
 FAX: 203.261.1101
 WWW.MILONE-MACBROOM.COM

DATE: 12/04/18
 BY: [Signature]

DESCRIPTION:
 THE CONSTRUCTION OF
 THE CONCRETE

SITE PLAN - UTILITIES
 HIGH WATCH RECOVERY CENTER
 OFFICE AND DRIVING HALL ADDITION
 54 & 63 CARTER ROAD
 KENT, CONNECTICUT

RYE	RYE	TD
12/04/18	12/04/18	12/04/18

DECEMBER 4, 2018
 623A-02
 03 OF 11

UT-1

**SYNOPSIS OF PROPOSED CHANGES TO
APPLICATION #S106-18SP and 107-18C
HIGH WATCH RECOVERY CENTER, INC.**

ON SHEET A004:

1. Moved interior staircase to outside. Foundation was already completed.
2.
 - a. Enclosed little porch and created 2 additional office (150 sf each)
 - b. Where the interior staircase was, is now a "group room/family therapy" (217 sf)
3. Pharmacy floor plan has been slightly modified
4. Rooms B130 & B121 are changed to single bed quarantine rooms
5. Connector has been narrowed and increased in height to accept new location of the retaining wall.
6. Two separate gender toilet rooms have been reduced to one Unisex and the second bathroom designation was changed.
7. Proposed future metal gazebo.
8. Internal staircase eliminated – now a detox therapy room (280 sf)

ON SHEET A122:

1. Storage room eliminated and the corridor was extended into the attic space and beyond.
 - a. Changed from mechanical room to group room (437 sf)
 - b. New office (143sf)
 - c. New location of mechanical room (169sf)
 - d. New office (169sf)
 - e. New office (143 sf)
 - f. Change from interior stair to group room (217sf)
2. New exit bridge to modified retaining wall.

ON SHEET A005:

1. Interior stair has been eliminated and space turned into a Group Room/Therapy (222 sf). New doors added in the corridor.

Agenda item 6.A.1

RECEIVED
6/8/2020
via email
JMH

Members of the Kent Planning & Zoning Commission,

Carter Road is in a Rural Residential zone. High Watch Recovery has repeatedly applied for special permits. They keep violating Kent Planning & Zoning Regulations and threaten to sue if they do not get what they want.

When their expansion was approved there were several conditions attached. They were very upset that they were being asked to put up a wall. The detox building is right on the road. The commission allowed them to reduce the size of the wall to a two-tiered wall system. Now they are asking you to remove this wall completely.

They want to add **three** additional detox rooms, in addition to the twelve that they were approved for. They want to "modify" their plans to add **five** additional office spaces. They want to add an elevated walkway from the second floor of the detox building. They want you to approve a "roofline adjustment" to create additional office space. They want to remove a connecting sidewalk at the pharmacy. They want to construct an exterior staircase with "slight" site alterations.

Now they are asking to construct a future metal gazebo. They already have a circus tent!

They have been building the addition on the red barn dining hall. They have at least four trailers next to the barn. Now they have decided that they need a new exterior walk-in cooler and freezer.

It is outrageous for High Watch Recovery to ask for a reduction in parking spaces. Every weekend visitors park along Carter Road. During their picnic they park cars at 47 Carter Road that was illegally clear cut. The Kent Volunteer Fire Department directs traffic with our Resident State Trooper.

High Watch Recovery thinks we are stupid. They laugh that they can get away with anything or they threaten to sue the Kent Planning & Zoning Commission. They sued the State of Connecticut Department of Health, the Connecticut Office of Health Strategy and Birch Hill Recovery for granting Birch Hill Recovery a Certificate of Need. Their case was dismissed!

On Saturday, June 6, 2020 at 7a.m. in the morning cement mixers were going up and down Carter Road. They want to pour the footings and foundations so that you will have to approve their plans. They know that no one will be inspecting them on the weekend. They should be fined for all the illegal construction they have done in the past. There are times that the fully loaded dump trucks going up Carter Road cannot make the hill. They stall and have to back down and start up again. I am very concerned that there is going to be a deadly accident.

I called Michael Hart with the DEEP to make him aware of the changes and additions that High Watch is trying to make to their construction. This will affect the septic systems and the amount of water that they can discharge into the environment. I e-mailed him and am waiting for a reply.

Agenda item 6.A.1

I also contacted Torrington Area Health and spoke with Kathy Polito and Leslie. As a nurse I am very concerned with Covid 19. There are eight confirmed Covid 19 cases in Kent and four cases are at High Watch Recovery. They brought in FEMA trailers. I have observed High Watch patients out by the road playing volleyball with no masks and no social distancing. Then I saw patients sitting on the deck at High Watch watching the construction with no masks and no social distancing. Two women from High Watch walked down and back up Carter Road with no masks and no social distancing. This is outrageous and threatens the health and safety of all the residents of Kent.

High Watch Recovery has increased their bed count from 78 to 90 beds, but in reality they have many more. They use 47 Carter Road and 48 Carter Road as "temporary housing" for staff. Their staff are recovering drug addicts and alcoholics.

We have lived in Kent since 1976. I have fond memories of attending Camp Francis. We do not want to move. Kent is unsurpassed in beauty. High Watch has depreciated our property values. High Watch wants the taxpayers to provide them with a paid ambulance service.

We are asking the Kent Planning & Zoning Commission to deny any more changes to High Watch's "special permits." You have the authority to deny these changes. Please protect our public health, safety, welfare and property values.

Thank you,

Linda and Daniel Palmer

25 Carter Road

Kent, CT 06757-0132

(860) 927-3955

dpalmer25@charter.net

June 6, 2020

G. A. 1

KENT PLANNING AND ZONING COMMISSION
41 KENT GREEN BOULEVARD
P.O. Box 678
KENT, CONNECTICUT 06757

TOWN OF KENT
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

The Town of Kent Planning and Zoning Commission shall hold a public hearing via a ZOOM meeting on Thursday, June 11, 2020 during a ZOOM meeting beginning at 7:00 p.m. to discuss and possibly act on: 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 inpatient 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: construction of exterior staircase; proposed future metal gazebo; creation of 3 additional detox therapy/group session rooms; creation of 5 additional office spaces; creation of elevated walkway from second floor of detox building; associated roofline adjustment due to creation of additional office spaces; removal of two-tiered wall system; removal of connecting sidewalk at the northeast corner of the pharmacy; slight site alterations due to an additional egress stair; new exterior walk-in cooler and freezer; and, reduction of parking spaces.** Any corresponding documentation will be attached to the official agenda.

At this hearing, persons may participate and be heard and written communication can be received.

The ZOOM meeting number can be located on the official agenda that will be filed on the Town of Kent's website a minimum of 24 hours prior to the official ZOOM meeting.

Matt Winter, Chairman

RECEIVED
By Darlene Brady at 10:52 am, Jun 01, 2020

6. B. 3



TOWN OF KENT
PLANNING AND ZONING COMMISSION

REVISED TO REFLECT EXTENSION OF END DATE

May 20, 2020

Ms. Sharon E. Songal
c/o Coffee & Chocolate, Inc.
45 North Main Street
Kent, CT 06757

Re: Temporary Modification to Application 11-16C

Dear Ms. Songal,

As discussed during our recent phone call, you requested a modification to Application #11-16C to allow the use of the previously approved walk-up window as a temporary drive-through window.

Based on the current, worldwide situation with regard to COVID-19 and Governor Lamont's order that eating establishments only provide take out/delivery service, P&Z Chairman Matt Winter and I agree that this modification can be done on a temporary basis. **We are willing to allow this temporary drive-through service to June 20, 2020.** After that date, if additional time is required, you will need to request an extension. It is understood that once the restaurant closure requirement by the State is lifted, the drive through area will be returned to its configuration as of the date of this letter with the exception of the new window.

If you agree with the terms of this modification, please sign in the area indicated below and return it to the Land Use Office via mail or drop off in the blue box located at the front entrance to Town Hall.

If you have any questions, please feel free to reach out.

Agreed to:

Sharon E. Songal

Best regards,

Donna M. Hayes, CZEO
Land Use Administrator

Cc: Kevin Hart & Quarter Mile, LLC
✓ Matthew Winters, Chairman, P&Z

STATE OF CONNECTICUT
 DEPARTMENT OF CONSUMER PROTECTION
 Liquor Control Division
 Telephone: (860) 713-6210
 Email: dcp.liquorcontrol@ct.gov
 Web Site: www.ct.gov/dcp/liquorcontrol



(6-B14)
Address incorrect:
 17 Railroad St.
 12/42/17

APPLICATION FOR ADDING LIVE ENTERTAINMENT

Section A: TYPE OF LIVE ENTERTAINMENT

1. Please check (✓) all that apply below

<input checked="" type="checkbox"/> Acoustics - (Not Amplified)	<input type="checkbox"/> Disc Jockeys	<input type="checkbox"/> Live Bands	<input type="checkbox"/> Comedians	<input type="checkbox"/> Exotic Dancers
<input type="checkbox"/> Concerts	<input type="checkbox"/> Karaoke	<input type="checkbox"/> Plays/Shows	<input type="checkbox"/> Sporting Event(s)	<input type="checkbox"/> Magicians

Section B: BUSINESS INFORMATION

2. Trade Name (DBA Name) Kent Pizza Garden		3. Permit Number LIR. 0014732	
4. Permittee Name (First, Middle, Last) Mary Ann Kapetampoulas			
5. Backer Name (Corporation, LLC, Partnership, Sole Proprietorship, etc.) KOGAKAP LLC			
6. Location of Permitted Premises Street Address: 8 Station Square		City Kent	State CT
		Zip Code 06757	
7. Business Telephone Number 860 927 3733		8. Business Email Address Amnyg4@sbcglobal.net	

Section C: APPROVAL/CERTIFICATION OF LOCAL OFFICIAL

9. **Zoning Authority Approval:** I certify that I am familiar with the zoning ordinances and bylaws of the city/town identified in Section A and they do not prohibit the type of entertainment requested in Section A is not prohibited at liquor establishments located in #6.

Signature of Zoning Official X _____ Print Name _____

Title of Official _____ Date ____/____/____

Section D: CERTIFICATION OF BACKER OR AUTHORIZED REPRESENTATIVE OF BACKER

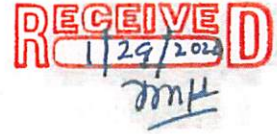
<p>10. Backer Certification (To be signed by backer or the authorized representative of the backer)</p> <p>I certify that the information provided in this application is true to the best of my knowledge and that the permittee applicant identified in "Section B" of this application is designated as my principal representative on the premises for which this application is being submitted.</p>	<p>Signed by Backer or Authorized Representative of Backer</p> <p style="text-align: center;"></p>	<p>Date: 6.4.20</p>
	<p>Print name of Backer or Representative Mary Ann Kapetampoulas</p>	<p>Title of Backer or Representative Officer</p>

Agenda item 9

TOWN OF KENT PLANNING AND ZONING COMMISSION
Administrative Permits Issued
May 11 to June 5, 2020

PERMIT #	PROPERTY OWNER	PROPERTY LOCATION	FOR	MAP	BLOCK	LOT
21-20AP	William Gawel, Jr.	208 Kent Cornwall Road	Self-contained hot tub and fiberglass pool	9	22	25
22-20AP	Gina Masi	113 Kent Hollow Road	Breezeway between pole barn and main house	16	24	7
23-20AP	Angelo & Christine Menniti	56 Davis Road	Two (2) 100 gallon a/g LP tanks	16	23	8
24-20AP	Angela & Paul Yagid	38 Davis Road	Construction of 100 sq. ft. shed	16	23	5

Agenda item 11



Christopher P. McCormack
850 Main Street
P.O. Box 7006
Bridgeport, CT 06601-7006
p 203 330 2016
f 203 576 8888
cmccormack@pullcom.com
www.pullcom.com

January 24, 2020

Via Certified Mail (9489 0090 0027 6001 7866 66) / Return Receipt Requested

Hon. Jean C. Speck, First Selectman
Mr. Matt Winter, Chairman, Planning and Zoning Commission
Town of Kent
41 Kent Green Boulevard
Kent, CT 06757

Re: Freedom of Information Act Requests

Dear Ms. Speck and Mr. Winter:

This firm represents Roberti Family LLC in connection with a special permit application to the Planning and Zoning Commission ("PZC") of the Town of Kent ("Town") for a convalescent home ("Proposed Use") at 175 Carter Road, Kent, Connecticut, Application #44-19SP ("Application"), and the PZC's disposition of the Application as reflected in the "Resolution of Denial" approved on November 14, 2019 ("Resolution of Denial"). Pursuant to the Connecticut Freedom of Information Act, Conn. Gen. Stat. §1-200 *et seq.* ("FOIA"), I hereby respectfully request to inspect and copy all documents that in any way refer or relate to the following subjects:

1. The Application or the Proposed Use.
2. Public hearings of the PZC on the Application.
3. Communications concerning the Application or the Proposed Use involving members or staff of the PZC or any other employee or official of the Town.
4. Communications concerning the Application or the Proposed Use involving any member of the public.
5. The PZC's consideration of the Application.
6. The five "considerations" cited in the Resolution of Denial as warranting denial of the Application, including without limitation the PZC's deliberations on and evaluation of such "considerations," and drafts of the Resolution of Denial.

Hon. Jean C. Speck

Mr. Matt Winter

Page 2

7. The PZC's consideration of alternatives to denial of the Application, including without limitation approval of the Proposed Use, conditions on the Proposed Use, or accommodations of the Proposed Use, and drafts reflecting any such alternatives.
8. The PZC's consideration of public statements in connection with the Application that in any way refer or relate to other facilities or properties in the Town at which activities or services for substance abuse treatment and recovery are conducted.
9. The conduct of activities or the provision of services for substance abuse treatment and recovery in the Town of Kent.

For purposes of this request, the term "document" shall have the broadest meaning within the scope of FOIA, including without limitation documents and writings in any form (whether paper, electronic, or otherwise), correspondence, drafts, memoranda, notes, electronic mail, text messages or messages conveyed by means of computer or portable device applications, and calendar entries. Similarly, for purposes of this request, the information sought shall include responsive material in the personal possession, custody or control of any individual member or staff of the PZC or any other employee or official of the Town, including without limitation responsive information in any email account or portable device maintained by any such individual.

If you claim any FOIA exemption provides a basis for withholding any document or documents concerning the above subjects, please cite to the specific statutory exemption or exemptions on which you rely.

This request is addressed to the First Selectman and the Chairman of the PZC in order to assure production of all responsive materials within the possession, custody or control of the Town as a whole, and not just of the PZC. A single response on behalf of the Town, encompassing the PZC as one agency of the Town, would be acceptable.

Please contact me if you have any questions about this request. Thank you in advance for your attention. Best regards.

Sincerely,



Christopher P. McCormack

CPM:ama