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By Darlene Brady at 10:49 am, Oct 07, 2022

**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, October 13, 2022

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/85072915735>

Meeting ID: 850 7291 5735

Dial in to: 1 646 558 8656

**MEETING INFORMATION CAN BE FOUND HERE:**

[https://drive.google.com/drive/folders/1MqtTONBk-W\\_chTVyQH59NFgsWB\\_7GL?usp=sharing](https://drive.google.com/drive/folders/1MqtTONBk-W_chTVyQH59NFgsWB_7GL?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. Special Meeting Minutes of September 8, 2022 (6:00 p.m.)

3.B. Regular Meeting Minutes of September 8, 2022.

**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 77-22C and 78-22SP, John Bergin for The Kent School, 74 Schaghticoke Road, Map 4 Block 3 Lot 5, construction of 24' x 24' modular 2-car garage.

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

5.B.1. Clarification on the baseline of operations and aspirations of Club Getaway; writing of new regulation.

5.B.2. Proposed change to regulations: electric vehicle charging stations.

6. **NEW BUSINESS:**

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

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

6.B.1. Creation of a subcommittee to discuss and possibly rewrite regulations based on the most recent legislative changes.

7. **STAFF REPORT:**

8. **REPORT OF OFFICERS AND COMMITTEES:**

8.A. POCD Subcommittee

8.B. Affordable Housing Plan Subcommittee - disbandment

9. **OTHER COMMUNICATIONS AND CORRESPONDENCE:**

9.A. Administrative Permits and Certificates of Compliance:

9.B. Connecticut Federation of Planning and Zoning Agencies, *Quarterly Newsletter*, Summer 2022.

9.C. Budget Report July – August 2022

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: Committee to Protect Rural Kent, LLC, Yewer, Dorothy and Yewer, David vs Town of Kent Planning and Zoning Commission, et al in Superior Court, Judicial District of Litchfield at Torrington dated December 21, 2021.**

12. **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.**

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.

14. Open session involving discussion and possible action on Pending Litigation: Committee to Protect Rural Kent, LLC, Yewer, Dorothy and Yewer, David vs Town of Kent Planning and Zoning Commission, et al in Superior Court, Judicial District of Litchfield at Torrington dated December 21, 2021.

15. 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.
16. **ADJOURNMENT**