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**TOWN OF KENT
PLANNING AND ZONING COMMISSION**

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Phone (860) 927-4625 Fax (860) 927-4541

JANUARY 9, 2020 SPECIAL MEETING AGENDA

REVISED

The Town of Kent Planning and Zoning Commission shall hold a special meeting on Thursday, **January 9, 2020** at **7:00 p.m.** in the Kent Town Hall.

1. **CALL TO ORDER**

2. **ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED**

3. **ELEVATION OF ALTERNATE TO MEMBER STATUS**

4. **ELECTION OF OFFICERS**

5. **READING AND APPROVAL OF MINUTES:**

5.A. Regular Meeting Minutes of December 12, 2019.

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

7. **OLD BUSINESS:**

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

7.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.

7.B. **DISCUSSION AND POSSIBLE DECISION**

7.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.

7.B.2. Planning and Zoning Commission procedures per Chapter 124 and 126 of the Connecticut General Statutes.

7.B.3. Approval of the August 10, 2018, version of the Planning and Zoning Commission By-Laws.

8. NEW BUSINESS:

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

8.B. DISCUSSION AND POSSIBLE DECISION

8.B.1. 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 I.D. #1486; and associated site work on all three parcels. **Modification to include the relocation of the drainage basin (PKA 54 Carter Road, Map 14 Block 22 Lot 6), removal of approximately 100' of retaining wall and construction of smaller modular block wall (62 Carter Road, Map 14 Block 22 Lot 7).**

8.B.2. Cease and Desist Order #01-2020, Kent Center, LLC, 10 North Main Street, Map 19 Block 42 Lot 29, failure to remove illegal signage.

9. STAFF REPORT:

10. REPORT OF OFFICERS AND COMMITTEES:

11. OTHER COMMUNICATIONS AND CORRESPONDENCE:

11.A. Administrative Permits and Certificates of Compliance – December 9 to January 3, 2020.

12. ADJOURNMENT