

AGENDA ITEM 6.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, March 11, 2021 beginning at 7:00 p.m. to discuss and possibly act on: Application #'s 09-21SP and 10-21C, Paul Szymanski, PE, Arthur H. Howland & Associates for Raphael & Courtney Posner, 21 Oak Ridge Road, Map 10 Block 41 Lot 19, construction of a one-bedroom detached dwelling unit/pool house, driveway extension, deck, septic and associated site work. Any corresponding documentation will be attached to the official agenda. At this hearing, persons may participate and be heard.

PLEASE NOTE: Written communications must be received by the Land Use Office no earlier than 24 hours prior to the meeting.

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.

Matthew Winter, Chairman

RECEIVED
By Darlene Brady at 8:49 am, Feb 26, 2021



ORIGINAL

SPECIAL PERMIT APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App #: 09-21 SP
Fee received: 210
Date of receipt: 2/23/21
Official date of receipt: 3/11/21

Name of property owner: Raphael & Courtney Posner

Owner's mailing address: 585 West End Avenue, Apt 5A, New York, NY 10024

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahhowland.com

Applicant's name: Paul Szymanski, PE C/o Arthur H Howland & Associates, PC

Applicant's address: 143 West Street, Suite E, New Milford, CT 06776

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahhowland.com

Property address: 21 Oak Ridge Road

Map: 10 Block: 41 Lot: 19

Zoning regulation section: Section 6200 Accessory Dwellings/ Guest Houses

Statement of use: Proposed construction of a one bedroom guest/pool house. Other improvements also included as part of this project include the construction of a driveway, proposed deck, subsurface sewage disposal system, grading and other related appurtenances.

Cubic yards of fill to be deposited on the property (if any): 150 c.y.

Yards of earth materials to be removed off the property (if any): 50 cut

Is this property subject to a conservation or preservation restriction: Yes [] No [x]

If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? [] Yes [x] No
If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature] Date: 2-5-2021

Signature of property owner: [Signature] Date: 2-5-2021



SITE PLAN APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App #: 10-21C
Fee received: 160
Date of receipt: 2/23/21
Official date of receipt: 2/11/21

Name of property owner: Raphael & Courtney Posner

Owner's mailing address: 585 West End Avenue, Apt 5A, New York, NY 10024

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahowland.com

Applicant's name: Paul Szymanski, PE C/o Arthur H Howland & Associates, PC

Applicant's address: 143 West Street, Suite E, New Milford, CT 06776

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahowland.com

Property address: 21 Oak Ridge Road

Map: 10 Block: 41 Lot: 19

Zoning regulation section: 6200- Accessory Dwellings/ Guest House

Statement of use: Proposed construction of a one bedroom guest/pool house. Other improvements also included as part of this project include the construction of a driveway, proposed deck, subsurface sewage disposal system, grading and other related appurtenances.

Cubic yards of fill to be deposited on the property (if any): 150 c.y.

Yards of earth materials to be removed off the property (if any): 50 cut

Is this property subject to a conservation or preservation restriction: Yes [] No [x]

If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? [x] Yes [] No
If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature] Date: 2-8-2021

Signature of property owner: [Signature] Date: 2-8-2021

11100 W. 10th Ave. Suite 100
Denver, CO 80202

OWNER
COURTNEY ANDERSON
3710 W. 10th Ave
DENVER, CO 80202

ARCHITECT
WORKSHOP/APD
WORKSHOP ARCHITECTURE PC
1000 W. 10th Ave, Suite 100
DENVER, CO 80202

CONTRACTOR

STRUCTURAL ENGINEER
BOYD BUELL
1000 W. 10th Ave, Suite 100
DENVER, CO 80202

SITE ENGINEER
BOYD BUELL
1000 W. 10th Ave, Suite 100
DENVER, CO 80202

SURVEYOR
BOYD BUELL
1000 W. 10th Ave, Suite 100
DENVER, CO 80202

REVISIONS

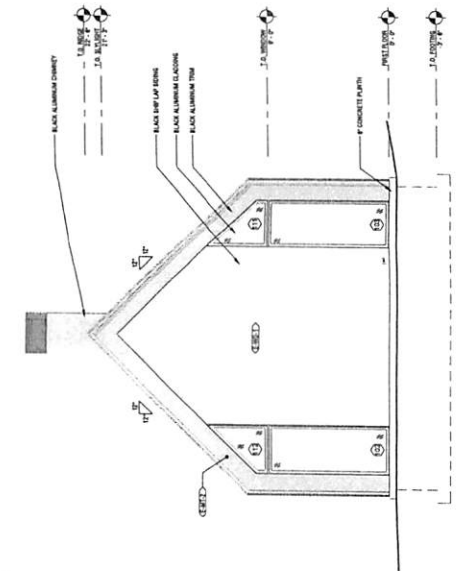
NOT FOR CONSTRUCTION

ISSUES

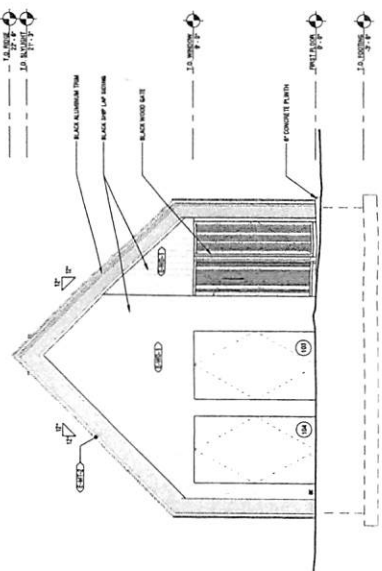
DRAWING INFO

BUILDING ELEVATIONS

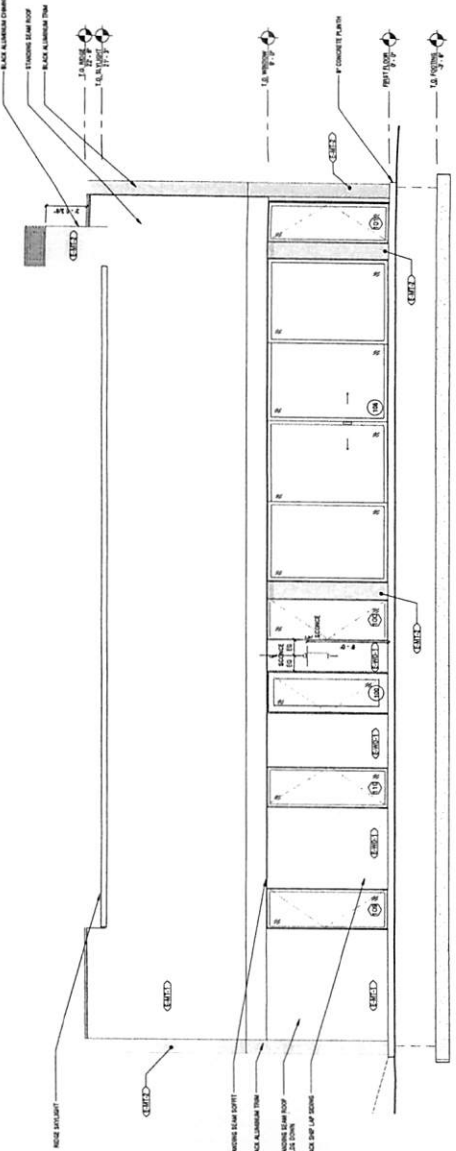
A-200



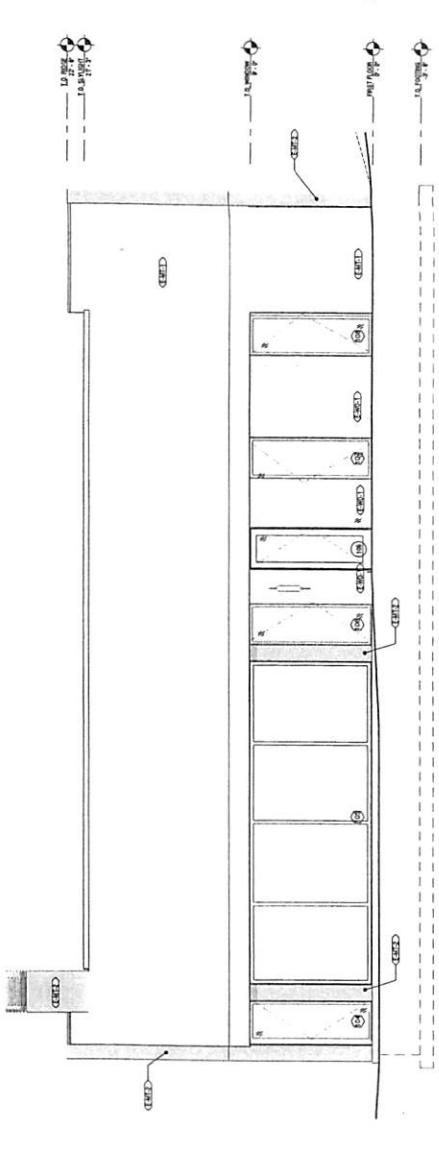
3 WEST ELEVATION
1/4\"/>



1 EAST ELEVATION
1/4\"/>



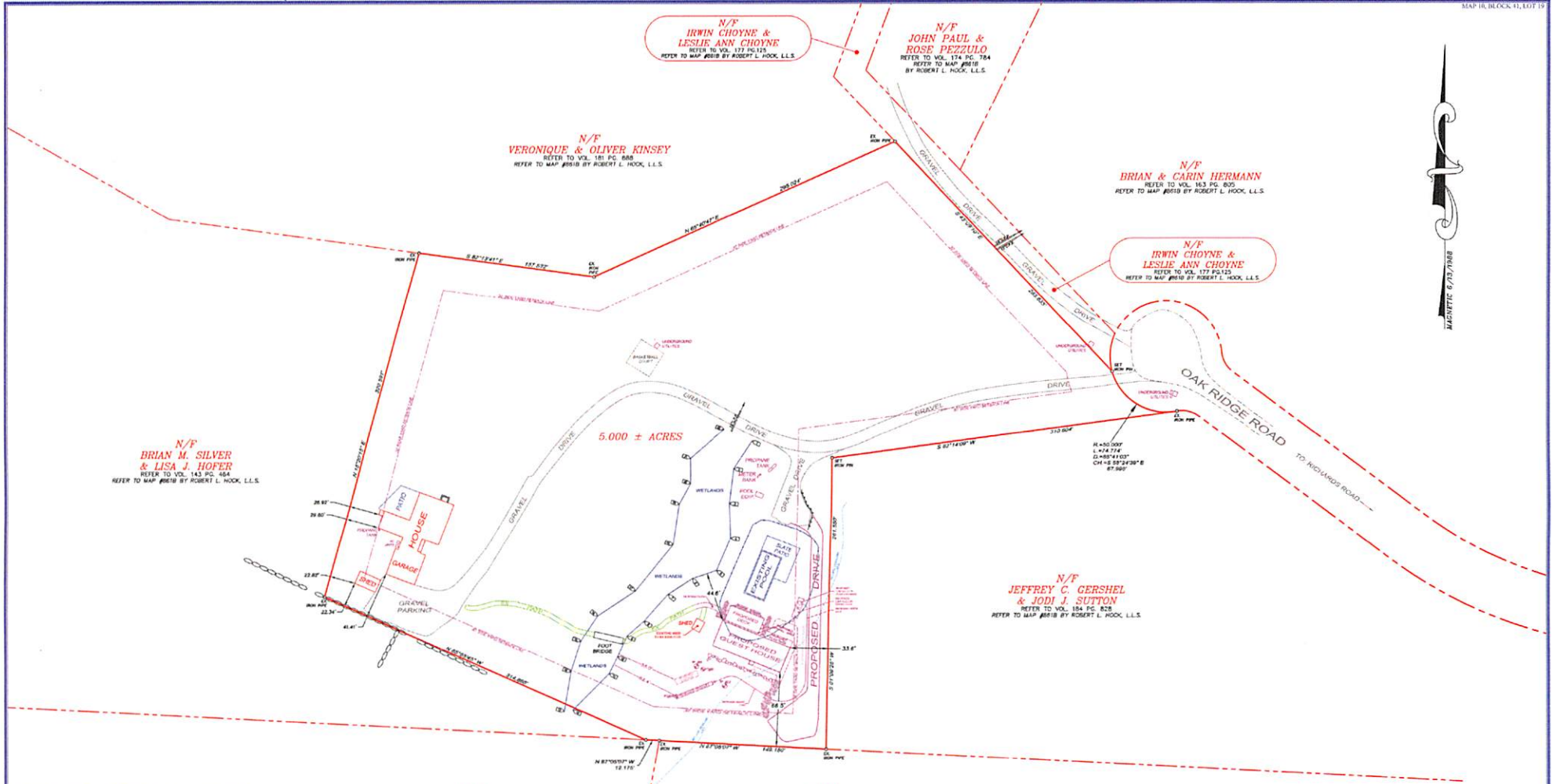
4 NORTH ELEVATION
1/4\"/>



2 SOUTH ELEVATION
1/4\"/>

AGENDA ITEM 6.A.1

MAP 10, BLOCK 31, LOT 19



N/F
IRWIN CHOYNE &
LESLIE ANN CHOYNE
REFER TO VOL. 177 PG. 125
REFER TO MAP #2018 BY ROBERT L. HOOK, L.L.S.

N/F
JOHN PAUL &
ROSE PEZZULO
REFER TO VOL. 174 PG. 784
REFER TO MAP #2018
BY ROBERT L. HOOK, L.L.S.

N/F
VERONIQUE & OLIVER KINSEY
REFER TO VOL. 181 PG. 888
REFER TO MAP #2018 BY ROBERT L. HOOK, L.L.S.

N/F
BRIAN & CARIN HERMANN
REFER TO VOL. 163 PG. 805
REFER TO MAP #2018 BY ROBERT L. HOOK, L.L.S.

N/F
IRWIN CHOYNE &
LESLIE ANN CHOYNE
REFER TO VOL. 177 PG. 125
REFER TO MAP #2018 BY ROBERT L. HOOK, L.L.S.

N/F
BRIAN M. SILVER
& LISA J. HOFER
REFER TO VOL. 143 PG. 464
REFER TO MAP #2018 BY ROBERT L. HOOK, L.L.S.

N/F
JEFFREY C. GERSHEL
& JODI J. SUTTON
REFER TO VOL. 184 PG. 828
REFER TO MAP #2018 BY ROBERT L. HOOK, L.L.S.

N/F
JOHN & ANNE RINEY
REFER TO VOL. 100 PG. 793
REFER TO MAP #2018 BY C. JAMES OSBORNE, JR., P.L.S.

N/F
RICHARD CHIZZONITE & LYNNA LESKO
REFER TO VOL. 115 PG. 034
REFER TO MAP #2018 BY C. JAMES OSBORNE, JR., P.L.S.

Revised January 19, 2021 to show the proposed guest house, deck, driveway, and septic system. The proposed septic information was provided by Arthur B. Howard and Associates, P.C., Civil Engineers. Wetlands were delineated by Kay Foss, Soil Scientist, and were located in the field by Robert L. Hook, Land Surveyor on September 15, 2020. Robert L. Hook Land Surveyors LLC takes no responsibility for the accuracy of the wetland boundary as determined by the Soil Scientist.

No attempt has been made as a part of this survey to obtain or show data concerning existence (either that what is shown herein), size, depth, condition, capacity, or location of any utility or non-utility public service facility. No easements were made during the progress of this survey to locate buried utilities. For information regarding these utilities or facilities, please contact the appropriate agency.

Map is not valid without the licensed land surveyors' embossed seal and true signatures.

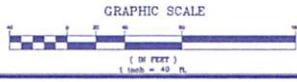
Refer to maps #7410 & #8108 and Vol. 187 Pg. 472-473 for the deed into this parcel for any agreements, conditions, covenants, restrictions, easements, or variations.

Refer to map entitled "Vinal Peak Interchange Hill, Flat Rock & Orchard Road, Kent, CT, February 9, 1981 and amended April 21, 1981," by C. James Osborne, Jr., P.L.S. on file as map #2010 in R.L.S.

Refer to map entitled "Oak Ridge and Iron Mountain Estates, Map Prepared by Triple S Real Estate Company, Eastern Road & South Kent, Kent, CT June 1988 - Revised April 24, 1999" by Robert L. Hook, L.L.S. as file as map #2012 in R.L.S.

This survey and map has been prepared in accordance with Sections 29-290a-1 through 29-290a-20 of the Regulations of Connecticut State Agencies - "Standards for Surveys and Maps in the State of Connecticut" as required by the Connecticut Association of Land Surveyors, Inc. It is a Locative Survey based on a Departmental Boundary conforming to Historical Accuracy Class A-C and is intended to enable determination of compliance with said Zoning Enactment.

LEGEND	
UTILITY POLE	PROPERTY LINE
HYDRANT	STONE WALL
CATCH BASIN	WIRE FENCE
WELL	RAIL FENCE
TREE	BOARD FENCE
MANHOLE	RETAINING WALL
PROPANE FILL	EDGE OF LAWN
LIGHT POST	HEDGE
TEST PIT	BROOK



5,000 ± ACRES
ZONING LOCATION SURVEY PREPARED FOR
**RAPHAEL A. & COURTNEY
POSNER**

#21 OAK RIDGE ROAD
KENT, CONNECTICUT
SCALE 1" = 40' JULY 28, 2020

To the best of my knowledge and belief this map is substantially correct as noted herein.

Robert L. Hook

ROBERT L. HOOK LICENSED LAND SURVEYOR L.L.S. - LIC. #6499 KENT, CT



1589.DWG

AGENDA ITEM 6.A.2.

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

RECEIVED

By Darlene Brady at 3:31 pm, Feb 24, 2021

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, March 11, 2021 beginning at 7:00 p.m. to discuss and possibly act on: Application #'s 11-21SP and 12-21C, David Bouley, 16 Longview Road, Map 11 Block 40 Lot 49, conversion of existing barn/garage into a 2-bedroom detached dwelling unit. Any corresponding documentation will be attached to the official agenda. At this hearing, persons may participate and be heard.

PLEASE NOTE: Written communications must be received by the Land Use Office no earlier than 24 hours prior to the meeting.

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.

Matthew Winter, Chairman



SPECIAL PERMIT APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App. #: 11-21 SP
Date of receipt: 2/24/21
Official date of receipt: 3/11/21

Name of property owner: David Bouley
Owner's mailing address: 16 Longview Road, South Kent, CT 06785
Applicant's telephone: 917-796-8522 E-mail address: David@BouleyNYC.com

Applicant's name: David Bouley
Applicant's address: 16 Longview Road, South Kent, CT 06785
Applicant's telephone: 917-796-8522 E-mail address: David@BouleyNYC.com

Property address: 16 Longview Road, South Kent, CT 06785
Map: 11 Block: 40 Lot: 49

Zoning regulation section:

Statement of use: Additional Bedrooms for family / guest visits

Cubic yards of fill to be deposited on the property (if any): N/A

Yards of earth materials to be removed off the property (if any): N/A

Is this property subject to a conservation or preservation restriction: Yes [] No [X]

If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? [] Yes [] No
If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature] Date: 02/11/2021

Signature of property owner: [Signature] Date: 02/11/2021



SITE PLAN APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App. #: 12-21C
Date of receipt: 2/24/21
Official date of receipt: 3/11/21

Name of property owner: David Bouley

Owner's mailing address: 16 Longview Road, South Kent, CT 06785

Applicant's telephone: 917-796-8522 E-mail address: David@BouleyNYC.com

Applicant's name: David Bouley

Applicant's address: 16 Longview Road, South Kent, CT 06785

Applicant's telephone: 917-796-8522 E-mail address: David@BouleyNYC.com

Property address: 16 Longview Road, South Kent, CT 06785

Map: 11 Block: 40 Lot: 49

Zoning regulation section:

Statement of use: Additional Bedrooms / Family & Guest Visits

Cubic yards of fill to be deposited on the property (if any): N/A

Yards of earth materials to be removed off the property (if any): N/A

Is this property subject to a conservation or preservation restriction: Yes [] No [X]

If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? [] Yes [] No
If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature] Date: 02/12/2021

Signature of property owner: [Signature] Date: 02/12/2021

AGENDA ITEM 6.B.1

Section 3124 – Permitted by Special Permit (Commission with Public Hearing)

Proposed Section 10

Conservation developments, in accordance with Section 6700, may be permitted subject to the following provisions:

- a. Applicable on a subdivision of five (5) lots or more or a parcel of land which is ten (10.0) acres or larger.
- b. Maximum number of lots shall be calculated by:
 - a. The applicant shall divide the total area in square feet by the minimum lot size of 5,000 square feet in the VR-1 Zone and 15,000 square feet in the VR-2 zone.
 - b. The resulting sum shall be multiplied by 0.85 to reflect the open space set-aside requirement in the subdivision regulations.
 - c. The result of this calculation shall be the maximum number of lots permitted in the Conservation Development.
- c. Unless modified by the Commission, a minimum of 40 percent of the Conservation Development area shall be preserved as open space, preferably in one continuous parcel. The open space shall be deeded to the Town, a land trust or other conservation organization, or a homeowner's association if acceptable to the Commission. Priority for open space designation shall be given first to Primary Conservation Areas and secondarily to Secondary Conservation Areas as designated in Section 6700.
- d. The number of units permitted in a Conservation Development may be laid out as:
 - a. a subdivision of lots,
 - b. as a common-interest-ownership community with detached units on common land or with multiple units in one or more structures, or
 - c. as a planned unit development.
- e. Roads within the Conservation Development may be public or private. Roads shall be constructed to conform to Town specifications and requirements to the greatest extent practical and in accordance with, at a minimum, the 2001 AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400), 2001 or as amended. Turning templates shall be provided to demonstrate suitable access for emergency vehicles including but not limited to ambulance and fire apparatus.
- f. The development shall be served by public sewer.
- g. Subject to approval by the Commission, community facilities to be utilized by the owners within the associated development may be approved.

6700 VR-1 & VR-2 CONSERVATION DEVELOPMENT STANDARDS

6701 PURPOSE AND INTENT

Conservation development within the VR-1 and VR-2 Zone is intended to encourage preservation of open space, farmland and farmland soils, and community character, encourage variation in the village residential developments that would not otherwise be possible; to encourage or require the use of flexible site design so that development will be constructed in harmony with natural resources and the natural capability of the land.

6702 OVERALL DESIGN OF DEVELOPMENT

1. Unless not required by the Commission , any application for a Conservation Development per Section 3124 shall include a site inventory / analysis map prepared by a qualified professional (including, but not limited to, a landscape architect, civil engineer, or surveyor licensed to practice in Connecticut) and such site inventory / analysis map shall identify:
 - a. Primary Conservation Areas – important environmental resources such as:
 - watercourses,
 - wetlands,
 - vernal pools,
 - steep slopes (25 percent or more), and
 - 100-year floodplain.
 - b. Secondary Conservation Areas -environmental, scenic, and cultural resources such as:
 - prime farmland soils and farmland soils of statewide significance,
 - existing farm fields and farm structures,
 - areas within 100 feet of existing streets or roads (including State highways),
 - areas within 50 feet of a wetland or within 100 feet of a watercourse or vernal pool,
 - 500-year floodplain,
 - ridgelines, scenic views and vistas,
 - areas identified as “town character areas” in the Kent Character Study (copy available at Town Hall),
 - Natural Diversity Database sites or wildlife corridors,
 - notable individual trees (>18” diameter measured four feet above ground level) and/or mature woodlands,
 - stone walls and /or farm hedgerows, and
 - possible open space and trail connections between conservation areas on the site and adjacent protected and unprotected open space.

6703 DEVELOPMENT STANDARDS

<p>Minimum Square</p> <p>Minimum Front Yard Setback</p> <p>Minimum Side Yard Setback</p> <p>Minimum Rear Yard Setback</p> <p>Maximum Coverage</p> <ul style="list-style-type: none"> • Principal Building • Principal Building and Accessory Buildings <p>Maximum Building Height</p> <ul style="list-style-type: none"> • Principal Building • Accessory Buildings 	<p>100 feet</p> <p>VR-1</p> <p>20 Feet</p> <p>10 Feet</p> <p>30 Feet</p> <p>20 %</p> <p>25 %</p> <p>30 Feet</p> <p>25 Feet</p>	<p>VR-2</p> <p>20 Feet</p> <p>10 Feet</p> <p>30 Feet</p> <p>15 %</p> <p>20 %</p> <p>30 Feet</p> <p>25 Feet</p>
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TOWN OF KENT PLANNING AND ZONING COMMISSION



41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

PETITION FOR ZONING REGULATION AMENDMENT

Is this petition intended to delete any existing wording? Yes No
 Is this petition intended to add any new wording? Yes No

APPLICANT NAME:	Kent Station, LLC
EMAIL:	jmcphree@optonline.net
PHONE #:	203.585.4861
APPLICANT'S ADDRESS:	178 Indian Trail Road
	New Milford, CT 06776

WHAT SECTION(S) OF THE REGULATIONS IS (ARE) AFFECTED:

4124.26

WHAT IS THE PURPOSE OF THIS PETITION:

To allow adaptive reuse of one or more existing buildings and/or structures in VC zone to be used for residential use.

Attach a separate sheet (or sheets) containing the EXACT proposed language, indicating clearly any deletions or additions.

Who will be representing the application and what is the best way to contact that person.

Name:	John McPhee	Address:	178 Indian Trail Rd
Phone:	203.585.4861		New Milford, CT 06776
Fax:			
Email:	jmcphree@optonline.net		

John McPhee
Applicant Signature

February 17, 2021

DATE

FOR OFFICE USE ONLY

Date of Receipt:	\$250 Fee Paid:	Application #:
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4000 BUSINESS DISTRICTS

4100 VILLAGE COMMERCIAL DISTRICT (VC)

4120 PERMITTED PRINCIPAL USES

4124 Permitted by Special Permit (Commission with Public Hearing)

26. Adaptation of one or more existing buildings and/or structures for residential use including multi-family residential uses subject to the following provisions:
- a. There shall be at least 4,000 square feet of lot area for each dwelling unit.
 - b. No proposed adaptation nor any additional associated development shall be approved unless connected to the Town sanitary sewer system.
 - c. Adequate provision shall be made for the collection and disposal of garbage and refuse and such facilities shall be in conveniently located areas, enclosed and visually screened from view.
 - d. Adequate arrangements shall be made for parking.

AGENDA ITEM 6.B.6



**TOWN OF KENT
Board of Finance**

41 Kent Green Boulevard, P.O. Box 678, Kent, CT 06757

Matt Winter, Chairperson
Planning and Zoning
Town of Kent
Kent, Ct 06757

February 16, 2021

RE: Planning & Zoning Approval of the Capital Plan Projects

Dear Matt,

Attached is the FY2022 capital plan for Planning & Zoning Commission approval per the state statutes Sec. 8-24; Municipal Improvements. We request your approval of the projects within the purview of Planning and Zoning, not the costs associated with them.

We will be working to finalize the budget in April for the Town Budget Hearing in early May. Please respond prior to the Hearing.

Regards,

Nancy O'Dea-Wyrick
Chairperson

Attachment

AGENDA ITEM 6.B.6

FIVE YEAR TOTALS	FIVE YEAR CAPITAL PLAN					INFORMATIONAL USE					
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	
	BOE PLAN										
	Roof	Roof	Roof	Roof							
	KCS BLDG IMPROVEMENTS	266,000	216,000	266,000	50,000						
				Sidewalk / Pav	Sidewalk / Pa	Sidewalk / Pavin	Boilers	Boilers	Boilers		
				136,235	136,235	136,235	156,334	156,334	156,334		
1,206,705	BOE SUBTOTAL	266,000	216,000	402,235	186,235	136,235	156,334	156,334	156,334	0	
	BOS PLAN										
		Truck #1 Compactor	HWY Trk # 5 and Kubota	HWY Trk # 9	HWY Trk # 4 / Cvrd Bridge Barrier	HWY Trk # 12	Tractor w/ boom mower	Truck #8	Truck #3	Dump Truck, Sander and Plow	Roadsde mower /tractor
	HIGHWAY TRUCKS	60,000	205,000	235,000	135,000	205,000	0	205,000	205,000	205,000	
	HIGHWAY EQUIPMENT				Covered Bridge Barrier						
		40,000	35,000	0	30,000		120,000				125,000
945,000	TOTAL TOWN FLEET	100,000	240,000	235,000	165,000	205,000	120,000	205,000	205,000	205,000	125,000
		Eng 1	Rescue 8	Rescue 8		Rescue 8					
	KVFD APPARATUS	150,000	200,000	225,000		200,000	200,000				
	Communications Upgrade					0	250,000				
775,000	TOTAL KVFD FLEET	150,000	200,000	225,000	0	200,000	200,000	0	0	0	0
	Anderson Road (rebuild)				166,883	183,117					
	BOTSFORD ROAD				345,000					0	0
	SPOONER HILL ROAD					250,000	250,000				
945,000	TOTAL ROADS	0	0	0	511,883	433,117	250,000	0	0	0	0
	Bridge # 9 (Fuller Mountain)						300,000				
	Bridge #15 (Carter Road)	250,000					Bridge 5	Bridge 5	Bridge 17	Bridge 17	
	BRIDGE # 16 (Anderson Acres)				166,883	183,117	200,000	200,000	200,000	200,000	
	BRIDGE # 05519 (Macedonia)						300,000				
	BRIDGE #22 (Gear Mtn)									400,000	
600,000	TOTAL BRIDGES	250,000	0	0	166,883	183,117	800,000	200,000	200,000	600,000	0
0	TOTAL LAND	0	0	0	0	0	0	0	0	0	0
		Parking Lot	Parking Lot								
	TOWN GARAGE	30,000	40,000				0	0	0		
	Swift Hse (HVAC)					30,000					
	SENIOR CENTER						Flooring				
	COMMUNITY HOUSE				Roof	50,000	150,000				
		Carpet / Paint					Tn Hall Roof	Tn Hall Window	CMH Windows	150,000	
	TOWN HALL	40,000					65,000	150,000			
190,000	TOTAL BUILDINGS	70,000	40,000	0	50,000	30,000	215,000	150,000	150,000	0	0
	ZONING REG	50,000							0		
	REVALUATION		25,000	50,000						40,000	
		Kent Commons	Kent Commons	Emery Park	Tennis Court						
	P/R Playgrounds	50,000	50,000	100,000	20,000						
345,000	TOTAL NON RECURRING	100,000	75,000	150,000	20,000	0	0	0	0	40,000	0
3,799,999	BOS SUBTOTAL	670,000	555,000	610,000	913,765	1,051,234	1,585,000	555,000	555,000	845,000	125,000
FIVE YEAR TOTALS		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
5,006,704	BOE & BOS PROJECTED CAPITAL	936,000	771,000	1,012,235	1,100,000	1,187,469	1,741,334	711,334	711,334	845,000	125,000
	BOE & BOS CAPITAL SPEN	936,000	771,000	1,012,235	1,100,000	1,187,469	1,741,334	711,334	711,334	845,000	125,000
	1/5TH OF ANNUAL CAPITAL	187,200	154,200	202,447	220,000	237,494	348,267	142,267	142,267	169,000	25,000
	APPROPRIATION FY 2021-2022	1,001,341									
	APPROPRIATION FY 2022-2023		1,162,408								
	APPROPRIATION FY 2023-2024			1,150,474							
	APPROPRIATION FY 2024-2025				1,090,294						
	APPROPRIATION FY 2025-2026					1,039,294					
	APPROPRIATION FY 2026-2027						826,800				
	Accepted by the BoS										
	Received by the BoF										
	Approved by P/Z										
	Approved by BoS	2/9/21	Approved at Town Meeting								
	Approved by BoF										

hash line signifies partial or all prefunding of appropriation



Donna Hayes <landuseadmin@townofkentct.org>

Re: Farmers market

2 messages

LISE GOEDEWAAGEN <lgoed@aol.com>
To: Landuseadmin@townofkentct.org

Wed, Feb 17, 2021 at 3:38 PM

The Village Farm
684 Kent Rd.
Gaylordsville, Ct. 06755
860 354-7008

> On Feb 17, 2021, at 2:20 PM, LISE GOEDEWAAGEN <lgoed@aol.com> wrote:

>
> Good morning Donna,
> I am the Kent farmers market manager. We are getting everything in place for the 2021 season and I'd like to know what you need from me regarding the market. We are planning on setting up on Susie Williams lot, across from Napa auto parts on rt. 7 and it will be the same set up as last year. Opening day is planned for Friday May 21st from 3-6 p.m. and we will continue until the end of October.
> Thank you,
> Lise Goedewaagen
>
> The Village Farm
> 684 Kent Rd.
> Gaylordsville, Ct. 06755
> 860 354-7008

Donna Hayes <landuseadmin@townofkentct.org>
To: LISE GOEDEWAAGEN <lgoed@aol.com>

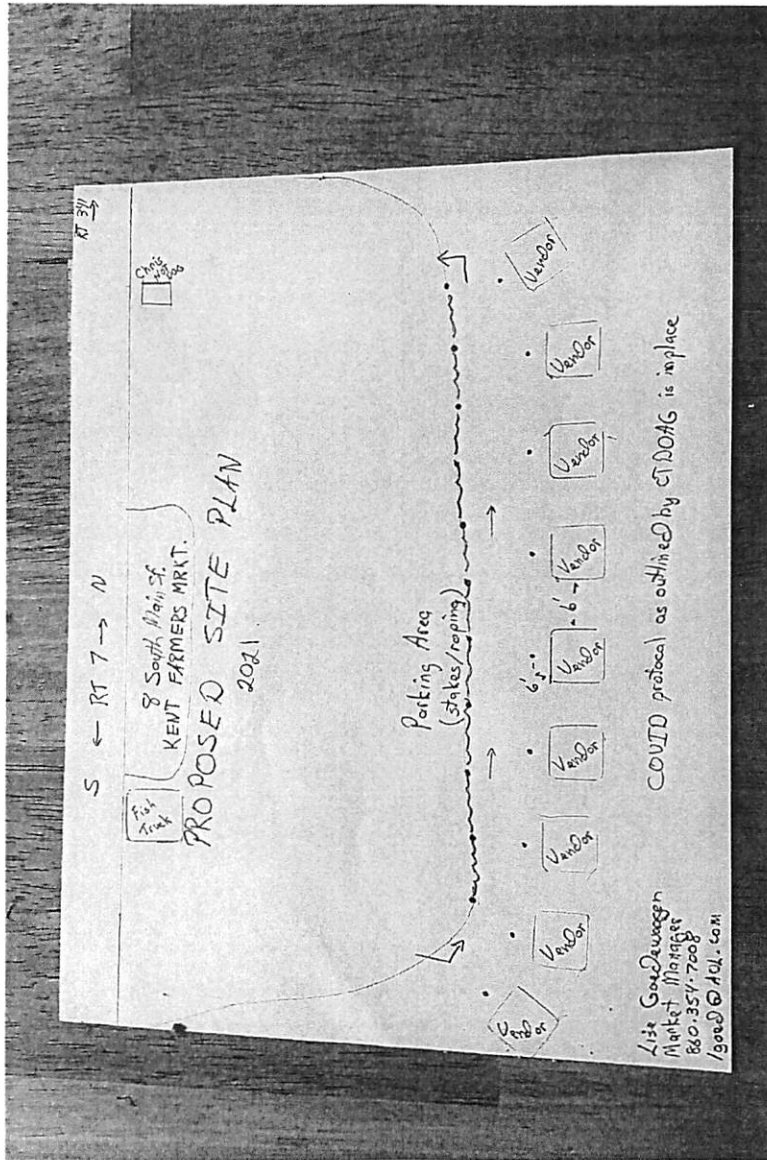
Wed, Feb 17, 2021 at 3:39 PM

Hi,
You will need to submit everything that was submitted last year. Our next P&Z meeting will be held on March 11th. I would need all the information no later than March 8th in order to copy and distribute to the Commissioners.

Regards,
Donna M. Hayes, CZEO
Land Use Administrator
Town of Kent
Land Use Office
41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757
(860) 927-4625
landuseadmin@townofkentct.org

[Quoted text hidden]

6 B.3A



3/8/2021

Town of Kent CT Mail - Farmers' Market

AGENDA ITEM 6.B.7.

Donna Hayes <landuseadmin@townofkentct.org>



Farmers' Market

1 message

Margie Austell <margiea78d@gmail.com>

Mon, Mar 8, 2021 at 5:45 AM

To: landuseadmin@townofkentct.org

Cc: info@kentct.com, lise91956@aol.com

Hi Donna,

I'm writing on behalf of my mother, Susi Williams, to let you know that Lise Goedewaagen can act as an agent for us for the property regarding Farmers' Market affairs.

Thank you,

Margie Austell



SITE PLAN APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App #: 21-21C
Fee received: 160
Date of receipt: 3/8/21
Official date of receipt: 3/11/21

Name of property owner: ENGINE 22, LLC
Owner's mailing address: 52 KENT CORNWALL ROAD, KENT, CT.
Applicant's telephone: 203-733-5934 E-mail address: maurigu@shelglobal.net

Applicant's name: GUY MAURI
Applicant's address: 52 KENT CORNWALL ROAD, KENT, CT.
Applicant's telephone: 203-733-5934 E-mail address: maurigu@shelglobal.net

Property address: 21 BRIDGE STREET
Map: 19 Block: 13 Lot: 10
Zoning regulation section: 4123.11

Statement of use: MIXED USE, UPGRADING EXISTING APARTMENT. FILES SHOW ONLY ONE PRE-EXISTING APARTMENT UPSTAIRS, BUT THERE HAS ALWAYS BEEN TWO (2) SEPERATE APARTMENTS. WE ARE RENOVATING 2ND APARTMENT. DRYWALL & APPLIANCES ELECTRIC

Cubic yards of fill to be deposited on the property (if any): N/A
Yards of earth materials to be removed off the property (if any): N/A

Is this property subject to a conservation or preservation restriction: Yes No
If so, a written notice must be sent to the party holding such restriction ELUR BASEMENT ONLY sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

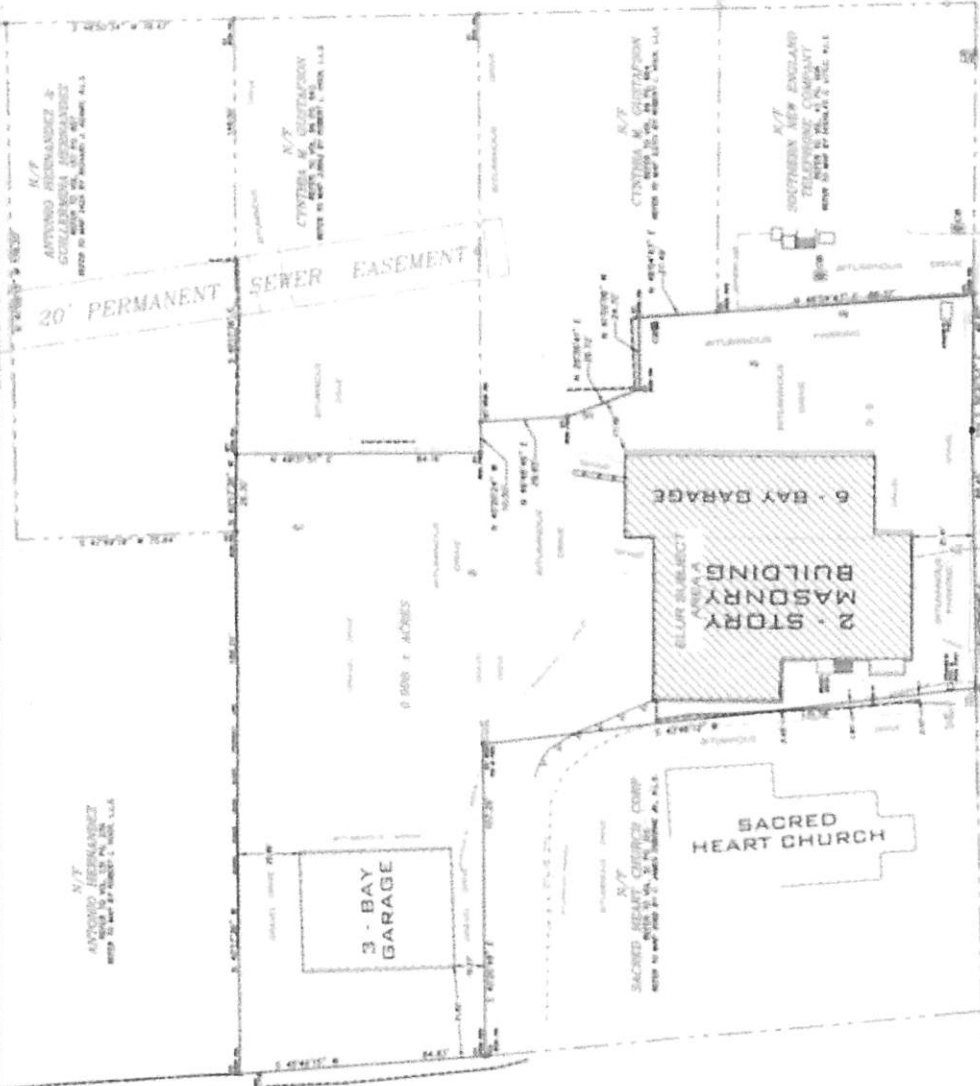
Has this case gone to the Zoning Board of Appeals? Yes No
If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature] Date: 3/5/2021
Signature of property owner: [Signature] Date: 3/5/2021

6 B8



ELIZABETH STREET



PROPERTY LINE	OWNER	ADDRESS
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100
WEST	ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ	1000 W. 10th St. W. #100

CYNTHIA M. GUSTAFSON & WAYNE C. GUSTAFSON TRUSTEES
 #21 BRIDGE STREET aka ROUTE 341
 KENT, CONNECTICUT
 Declaration of Environmental Land Use and Grant of Easement, Exhibit C
 SCALE 1" = 20' MAY 20, 2018
 Prepared by: *[Signature]*



N/P
 TOWN ENTERPRISES, LLC
 1000 W. 10th St. W. #100
 N/P
 ANTONIO HERNANDEZ & GIZELBERG HERNANDEZ
 1000 W. 10th St. W. #100
 N/P
 SACRED HEART CHURCH CORP
 1000 W. 10th St. W. #100
 N/P
 SACRED HEART CHURCH CORP
 1000 W. 10th St. W. #100
 N/P
 SACRED HEART CHURCH CORP
 1000 W. 10th St. W. #100

This map was prepared by the undersigned on the basis of information furnished by the several parties named herein. The undersigned does not warrant the accuracy of the information furnished, nor does the undersigned warrant that the information furnished is complete. The undersigned is not responsible for any errors or omissions in this map, and the undersigned is not responsible for any consequences arising from the use of this map. The undersigned is not responsible for any consequences arising from the use of this map. The undersigned is not responsible for any consequences arising from the use of this map.

SITE PLAN APPLICATION CHECKLIST

All Site Plan Applications must include:

- 10 copies of the Site Plan Application and all attachments
- A check in the amount of \$160 made payable to "The Town Of Kent"

Following a written request from the applicant, the Commission may determine that information required by the Regulations is not needed in order for the Commission to reach a decision on the application or determine compliance with the requirements of these Regulations. In such situations, the Commission may relieve the applicant from providing such information by an affirmative vote of a majority of all voting members of the Commission.

The Commission may require additional information be submitted when it determines that it needs such additional information in order to determine whether the proposed use complies with the standards and requirements of these Regulations.

APPLICATION REQUIREMENTS – SITE PLAN / SPECIAL PERMIT (PLEASE CIRCLE THOSE NUMBERED ITEMS YOU WISH THE COMMISSION TO WAIVE)

- Application Form (with original signature of owner or letter of authorization from the owner to a designated agent)
- Application fee (\$160 made payable to "The Town of Kent")
- Ten (10) copies of a Site Plan of the property at an appropriate scale (such as 1" = 40') prepared and signed by a Connecticut-licensed professional engineer, land surveyor, architect and/or landscape architect, whichever shall be appropriate, and stamped with an embossed seal of each, showing, as applicable:
 - On each sheet as appropriate, the graphic scale, north arrow, date of drawing and of all revisions, name of person preparing the Site Plan, address of property, and name and address of owner of record
 - A key map showing:
 - the location of the property in relation to surrounding areas, streets and other landmarks
 - the location of the lot in relation to public and/or private streets and access-ways
 - the zoning district in which the property is located
 - A Class A-2 boundary survey showing property boundaries, dimensions and area, dimensions of all yards as required by these Regulations, and including the names of abutting property owners
 - A site development plan showing:
 - Existing and proposed buildings and other structures on the site including locations, dimensions, footprint square footage, floor area, height and building coverage of all existing and proposed buildings and uses
 - Existing and proposed driveway, parking and loading areas including, but not limited to, sidewalks, curbing, walkways, dumpsters, group mailboxes, driveways, parking and loading areas, abutting streets, utility poles, hydrants and other utility appurtenances, areas to be used for exterior storage and the type of screening to be provided
 - Existing and proposed grading with contours at two-foot intervals or less
 - The location of any wetlands and/or watercourses or areas of special flood hazard including the upland review area
 - The location of any proposed signs
 - Proposed site lighting including the location, size, height, intensity and hours of operation of all lighting fixtures
 - Construction limit line identifying all those areas to remain undisturbed and in its natural state



- A utility plan showing:
 - The locations and descriptions of water supply and sewage disposal facilities
 - The location and design of existing and proposed storm drainage facilities in compliance with the 2004 Connecticut Stormwater Quality Manual, as amended
 - The location and design of refuse disposal facilities

- 6 A landscaping plan showing existing vegetation and proposed planting showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting.

- 7 Architectural plans and elevations

- 8 Construction notes and details

- 9 A zoning informational table showing the existing use, proposed use, zone, size of the property in square feet or acres, gross floor area of existing structures, gross floor area of proposed structures, proposed ground coverage, proposed building height in stories and feet, number of parking spaces required and provided (including handicapped spaces), number of loading spaces (if any) required and provided.

- Additional information as necessary to demonstrate compliance with the Zoning Regulations or other site plan considerations:

- 10 Off-site information including but not limited to the location of: buildings, parking areas and curb cuts on adjoining properties, including those across the street; traffic lights and controls, public trees, catch basins, manholes, hydrants, utility poles and utility lines located in adjacent streets; and zoning district boundary lines.

- 11 Impact analysis of the development upon water supply, storm drainage, sanitary sewers, traffic with special emphasis on any scenic road impacted, site conditions and/or water, air or noise pollution.

- 12 The location of stone walls, archeological resources, scenic views and other attributes

- 13 All applications for a Special Permit involving the construction of more than 25 dwelling units, 50 parking spaces, or 20,000 square feet of gross floor area, or any proposal which, in the Commission's judgment, would generate high levels of traffic, shall be accompanied by a traffic study prepared by a traffic engineer, evaluating the impact of the proposal on streets serving and/or affected by the development.

- At a minimum, the traffic study shall include data and information on existing and projected average daily vehicle trips on nearby roads, peak hour traffic, adequacy of rights-of-way and travelways, existing roadway capacity, traffic accidents, the traffic impact of the proposed development, traffic generation data, the location of existing roads within 300 feet of the development site, traffic lights and intersections, and recommendations for safe pedestrian and vehicular circulation, including provisions for safe sidewalks and crosswalks for pedestrians. Where applicable, the applicant shall include the written recommendations of the Connecticut Department of Transportation.
- Where it is projected that the additional traffic resulting from the proposal will reduce the level of service to C or below, the Commission shall not approve the project unless and until provision has been made for the improvement of said condition.

N/A

- For an application proposing to utilize a septic system, a report from the Town Sanitarian as to the feasibility of the septic system to accommodate the proposed use.

N/A

- For an application proposing a connection to, or extension of, a storm or sanitary sewer system shall require the approval of the Kent Water Pollution Control Authority and, where applicable, Connecticut Department of Energy and Environmental Protection, prior to the submission of an application to the Commission.

N/A

- If applicable, copies of an Erosion and Sedimentation Control Plan in compliance with Section 7300 of these Regulations.

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- A statement signed by the applicant indicating that any required statutory notifications have been provided or that ~~no such notifications are required~~ *JD*
- Copy of any relevant variance(s), stamped to document filing in the Office of the Kent Town Clerk.

DEPARTMENTAL CHECKLIST

Applicant confirms the following permits/approvals have been obtained where applicable:

Site Plan Application/ Special Permit Application	✓	Land Use Office Monday - Friday 9am - 4pm
Septic & Well (if in Rural District)		Torrington Area Health -- Cathy Weber Tuesday's beginning at 12 pm
Sewer (if in Village Center)	✓	Joyce Kearns in the 1 st Selectman's Office
Inland Wetlands (if applicable) <i>N/A</i>		Land Use Office, Monday - Friday 9am - 4pm
Flood Hazard (if applicable) <i>N/A</i>		Land Use Office, Monday - Friday 9am - 4pm
Horizonline Conservation (if applicable) <i>N/A</i>		Land Use Office, Monday - Friday 9am - 4pm
Fire Marshal (all but 1 & 2 family dwellings)	✓	Land Use Office Tuesday & Thursday 3pm - 4pm

↳ spoke on phone, only.



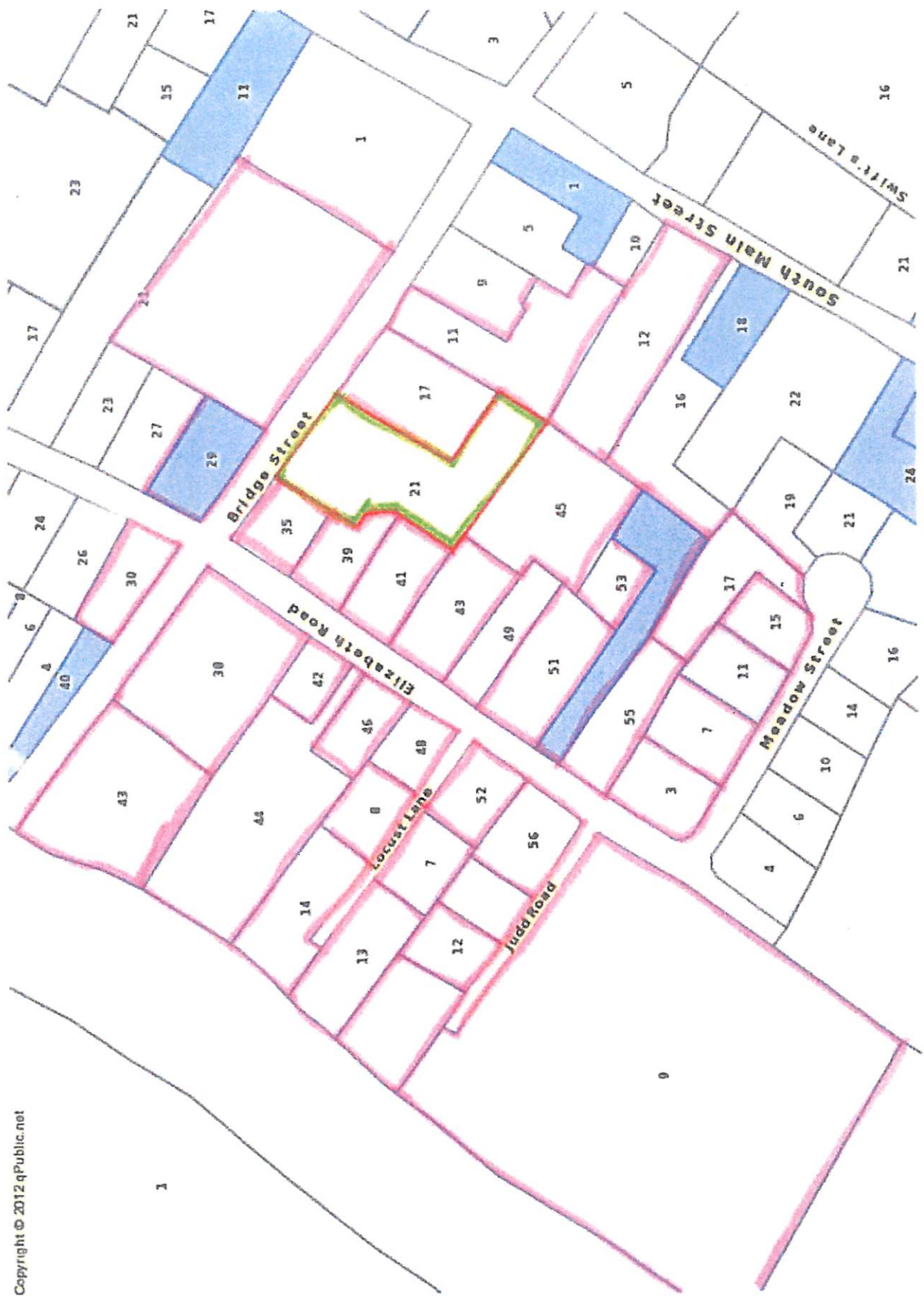
 Signature

3/5/2021
 Date

6B8

- Zoom to Box
- Zoom In
- Zoom Out
- My Parby Hand
- Get Info
- Zoom To Parcel
- Center On Parcel
- Area Tool
- Print Page
- Search Sales
- Additional Options

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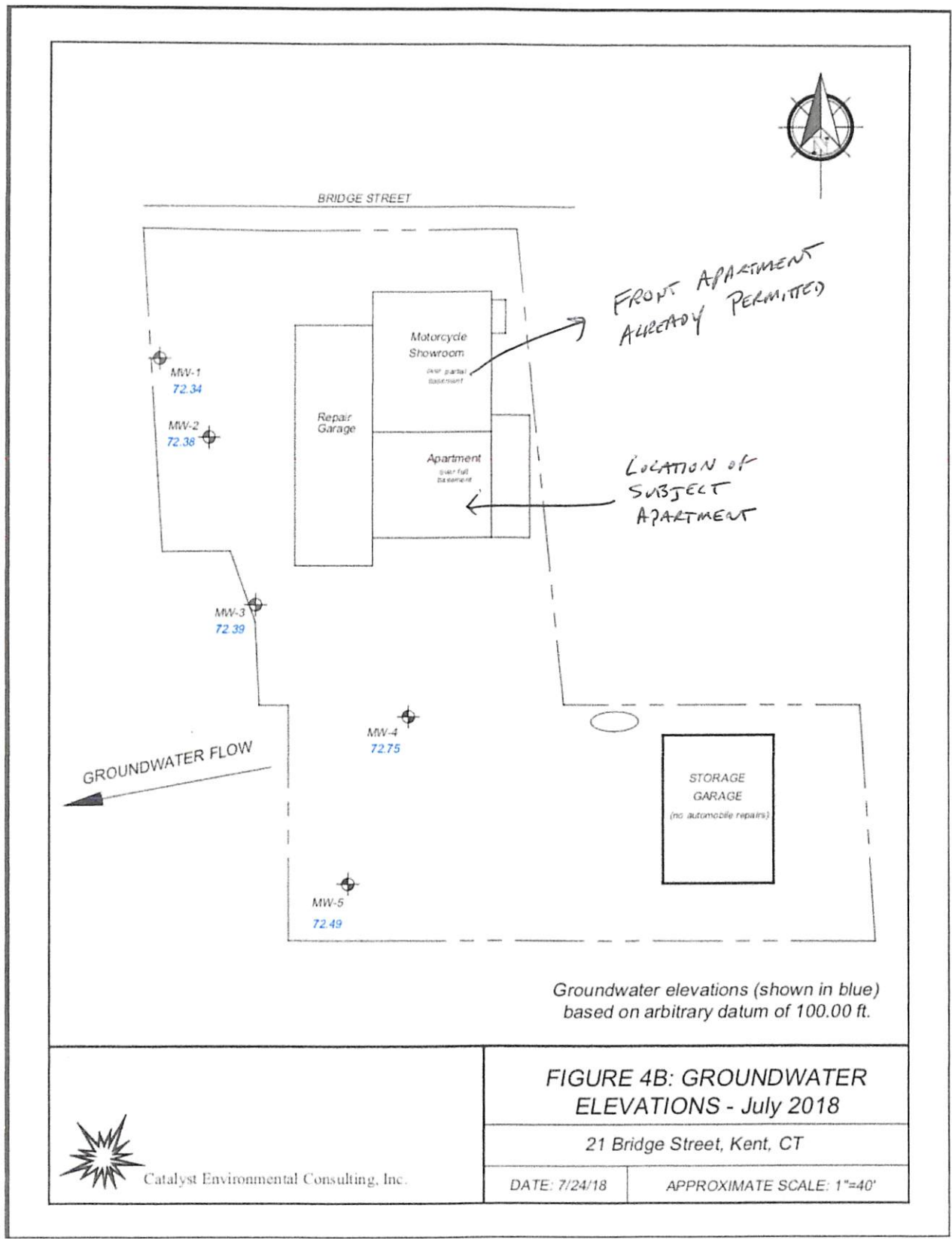


FIGURE 4B: GROUNDWATER ELEVATIONS - July 2018

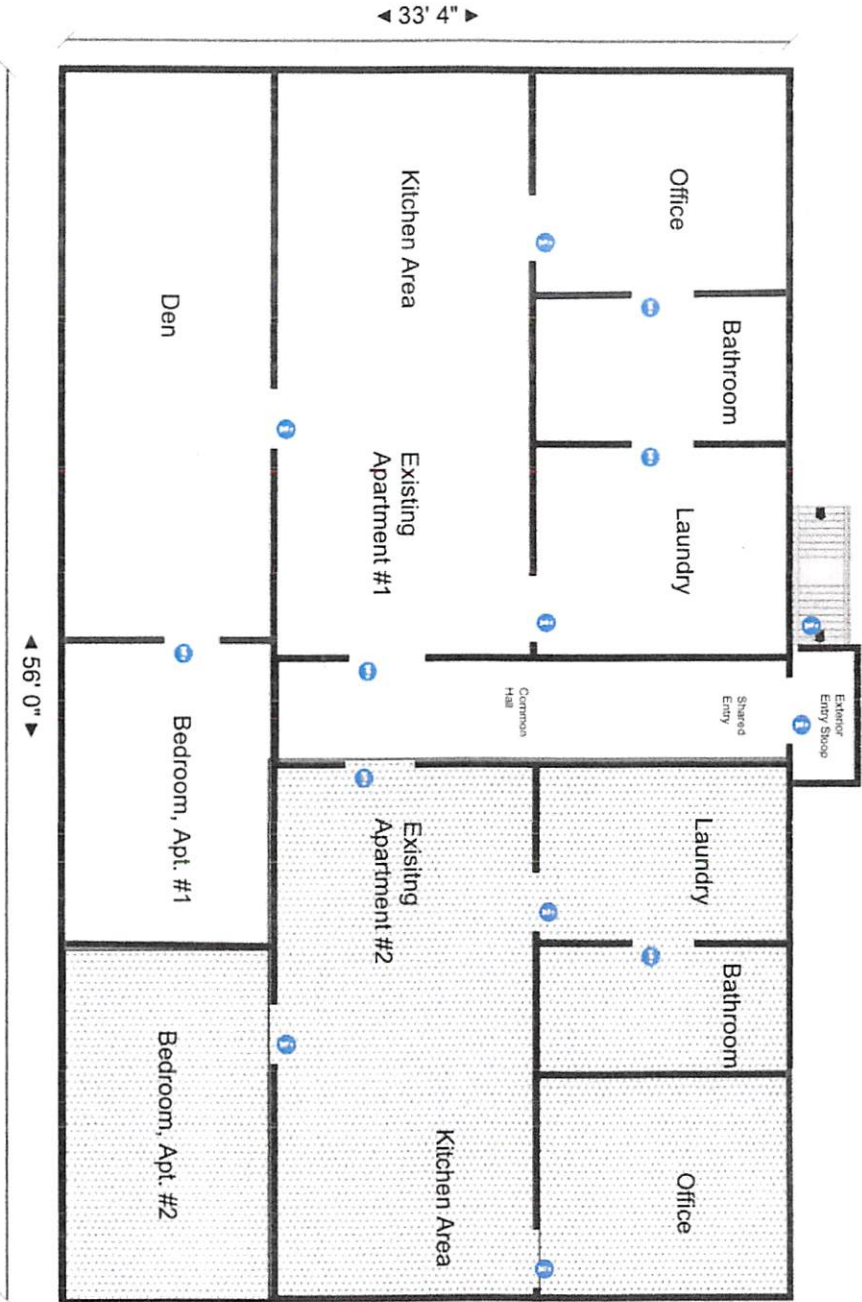
21 Bridge Street, Kent, CT

DATE: 7/24/18

APPROXIMATE SCALE: 1"=40'

Apartment #1 Sq. Footage = 900

Apartment #2 Sq. Footage = 800 Shaded area denotes apartment upgrade area



Apartment #1 and Apartment #2
21 Bridge Street Pre-Existing 2nd Floor Plan

TOWN OF KENT PLANNING AND ZONING COMMISSION
Administrative Permits Issued
February 8 to March 5, 2021

PERMIT #	PROPERTY OWNER	PROPERTY LOCATION	FOR	MAP	BLOCK	LOT
08-21AP	Veronique Kinsey	28 Iron Mountain Rd.	Finishing of existing, insulated basement; create office	10	41	23
13-21AP	Timothy P. Limbos	65 Kent Cornwall Rd	After the fact zoning permit for 10' x 10' storage shed	9	15	42
14-21AP	Pamela Davis	201 Kenmont Rd	NSFD with 3 bedrooms and associate site work	15	22	95
15-21AP	JWP of Kent, LLC	173 Kent Road	20' x 42' inground gunite pool	5	12	145
16-12AP	Sarah Marshall	18 Lane Street	New 8'x8' laundry/pantry add; partial enclosure of existing porch; change of use from 2-family to 1-family	19	15	23
17-21Sign	Kent Center, LLC	9 Maple Street	Signs for Woodford's General Store	19	42	35
18-21AP	33 Camps Road, LLC	33 Camps Road	Shed over existing concrete pad	17	28	30
19-21Sign	Kent Green, LLC	Kent Green Blvd	Sign of Sophie's Restaurant & Bakery	19	42	8

TOWN OF KENT PLANNING AND ZONING COMMISSION
Certificates of Compliance Issued

PERMIT #	PROPERTY OWNER	PROPERTY LOCATION	FOR	MAP	BLOCK	LOT
18-20AP	Steven & Catherine Sabatini	104 Gorham Road	NSFD w/attached garage and deck	15	22	5
20-20DAP	Steven & Catherine Sabatini	104 Gorham Road	12' x 200' processed gravel driveway	15	22	5

AGENDA ITEM 9.B.

11/25/11



Federal Communications Commission
Washington, DC 20554

RECEIVED
2/16/21

DMH

Informational Notice of Section 106 Filings

Date: 02/10/2021

Reference Number: 1134089

Matt C Winter
Chair, Planning & Zoning
P.O. Box 678
Town of Kent
41 Kent Green Boulevard
Kent, CT 06757

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009399943
TCNS Number: 224813
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 02/03/2021

Applicant: Homeland Towers, LLC
Consultant: Stacey Vairo c/o All Points Technology Corp., P.C.
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: CT-757 Kent

Site Address: 93 Richards Road

Detailed Description of Project: The proposed facility will include a 154 foot monopole with municipal antenna extending to 174 feet within a 60 X 60 ft gravel fenced equipment compound. The new monopole and equipment compound will all for future collocation of multiple providers.

Site Coordinates: 41-42-31.0 N, 073-25-13.7 W

City: Kent

County: LITCHFIELD

State: CT

AGENDA ITEM 9.B.

Lead SHPO/THPO: Connecticut Commission on Culture & Tourism

Consultant Contact Information:

Name: Stacey Vairo

Title: Architectural Historian

PO Box:

Address: 567 Vauxhall Street Extension, Suite 311

City: Waterford

State: CT

Zip: 06385

Phone: (860) 633-1697

Fax:

Email: dleonardo@allpointstech.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.