

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 10, 2018 REGULAR MEETING AGENDA

The Town of Kent Planning and Zoning Commission shall hold a regular meeting on Thursday, May 10, 2018 at 7:00 p.m. in the Kent Town Hall.

1. CALL TO ORDER

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes of April 12, 2018.

3.B. Special Meeting Minutes of May 2, 2018.

4. PUBLIC COMMUNICATIONS (ORAL):

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. Modification to site plan application #62-15C, Arthur H. Howland & Associates, P.C., for Kent Center, LLC, 9 Maple Street, Map 19 Block 42 Lot 35, modification to include new signage for "Get Back, Inc." at 7 Fulling Lane.

5.B.2. Approval of Town of Kent Planning & Zoning Commission By-Laws

6. NEW BUSINESS:

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

6.A.1. Applications #23-18C and #24-18SP, 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

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from 78 to 90 at 62 Carter Road; conducting therapeutic activities associated with the treatment of drug and alcohol addiction at 54 Carter Road; constructing 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.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1.** Application #29-18C, John E. Casey for John E. Casey, Trustee, changes of use for 6 Kent Green Blvd (retail to restaurant) and 10 Kent Green Blvd (restaurant to retail), Map 19 Block 42 Lot 8.
- 6.B.2.** Dirk Sabin for Christopher Matchett and Rebecca Winn, 200 Kenmont Road, discussion regarding removal of trees in Horizonline Conservation District, Map 15 Block 22 Lot 96.
- 6.B.3.** Application #37-18C, Karen Butler for Kent Station Square, LLC, 21 Railroad Street, construction of a 24' x 36' barn/garage with storage above, Map 19 Block 42 Lot 18.
- 6.B.4.** Application #38-18C, Kent Center, LLC, 9 Maple Street, change of use from restaurant to restaurant/retail sales (real estate office), Map 19 Block 42 Lot 35.
- 6.B.5.** Scheduling of an informational meeting with Kent Volunteer Fire Department.

7. STAFF REPORT:

8. REPORT OF OFFICERS AND COMMITTEES:

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

- 9.A.** Administrative Permits and Certificates of Compliance
 - 9.B.** Monthly Financials – July '17 – March '18
 - 9.C.** *Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter*, Spring 2018
 - 9.D.** Bull's Bridge Golf Club, 2017 Annual Monitoring Report, Dated April, 2018.
- 10. Executive Session. Pending Litigation: High Watch Recovery Center, Inc., v. Kent Planning and Zoning Commission; Birch Hill Recovery Center, LLC; Kent Realty, LLC in Litchfield Superior Court. Discussion of strategy and negotiations with legal counsel.**
- 11. Open session involving discussion and possible action on Pending Litigation: High Watch Recovery Center, Inc., v Kent Planning and Zoning Commission; Birch Hill Recovery Center, LLC; Kent Realty, LLC.**

12. ADJOURNMENT