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By Darlene Brady at 3:24 pm, Aug 10, 2020



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

REGULAR MEETING AGENDA

Thursday, August 13, 2020
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/81530810016>

Meeting I.D.: 815 3081 0016

Dial in to: 1 646 558 8656

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 July 9, 2020.

3.B. Regular Meeting Minutes of July 9, 2020.

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

6. NEW BUSINESS:

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

6.A.1. Modification to Application # 45-17SP, Birch Hill Recovery Center, LLC for Kent Realty, LLC., 46 Maple Street, operation of drug and alcohol rehabilitation center, Map 4

Block 12 Lot 6. **Modification to include an amendment to condition #16 of the Resolution of Approval adopted by the Kent Planning and Zoning Commission October 30, 2017; “That a minimum of two (2) Emergency Medical Technicians, who will also be members of the Kent Volunteer Fire Department, shall be on site 24/7, 365 days per year. These two Emergency Medical Technicians shall be separate and apart from Patient Services Officers.”**

- 6.A.2.** Application #'s 42-20C and 43-20SP, John and Gerri Gleason, 12 Halls Lane, Map 9 Block 22 Lot 43, conversion of existing garage to residential dwelling unit.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1.** Modification to Application #46-17C, Kent Realty, LLC, 46 Maple Street, operation of a drug and alcohol rehabilitation center, Map 4 Block 12 Lot 6. **Modification to include: removal of underground LP storage tank; relocation of existing generator; installation of additional lighting; repaving of existing lower parking lot.**
- 6.B.2.** Discussion on Section 10100.3 – re: merger of existing sub-division lots.
- 6.B.3.** Application #48-20C, Steven Kalur for Ciara Burnham, 37 Flat Rock Road, Map 11 Block 40 Lot 9, construction of 20' x 26' detached garage and associated site work/retaining wall in HorizonLine Conservation District.

7. STAFF REPORT:

- 7.A.** Food truck at the Kent Barns, August 7, 2020.

8. REPORT OF OFFICERS AND COMMITTEES:

- 8.A.** Subdivision Regulation Sub-Committee

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

- 9.A.** Administrative Permits and Certificates of Compliance – July 13 – August 7, 2020.
- 9.B.** Connecticut Siting Council's Notice of Public Hearing for Docket #488 – Homeland Towers, LLC and New Cingular Wireless PCS, LLC d/b/a AT&T application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located at one of two sites: Kent Tax Assessor ID #M10, Block 22 Lot 38 Bald Hill Road or 93 Richards Road, Kent, Connecticut.
- 9.C.** 2019 Annual Monitoring Report; Natural Resource Management Plan; Bull's Bridge Golf Club, dated June 2020.

ADJOURNMENT