



RECEIVED

By Darlene Brady at 11:01 am, Oct 07, 2020

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

REGULAR MEETING AGENDA

Thursday, October 8, 2020

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/85485454193>

Meeting I.D.: 854 8545 4193

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. Regular Meeting Minutes of September 10, 2020.

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

5. **OLD BUSINESS:**

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

5.A.1. Application #51-20SP and 52-20C, Vincent Roberti, Jr. for High Watch Recovery Center, Inc., 47 Carter Road, Map 14 Block 21 Lot 17, construction of 30' x 70' greenhouse.

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.B. DISCUSSION AND POSSIBLE DECISION

6.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. **Modifications to include: alterations to the layout and dimensions of site walks at Bantle Hall; revising material from bituminous to heated bluestone walks at Bantle Hall; addition of side walk from Steel Dorm to Bantle Hall's main access path; connection of two existing porch roofs on the west and south side of Bantle Hall building addition; removal of tree and installation of three (3) 1,000-gallon propane tanks to serve Bantle Hall; revision of originally approved 10' high wall between the new conference building and existing main office building to a tiered system consisting of two (2) 5' tall walls covered with a stone veneer and landscaped.**

6.B.2. Temporary Modification to Application 11-16C, 45 North Main Street, Map 19 Block 15 Lot 14, Kent Coffee & Chocolate for Kevin Hart & Quarter Mile, LLC: Modification to allow drive-thru window during COVID-19 pandemic.

6.B.3. Preliminary discussion; Stacey Spence, 235 Bulls Bridge Road, Map 6 Block 11 Lot 3, operation of home occupation in accessory building located in Business Hamlet District.

7. STAFF REPORT:

7.A. Proposal to Board of Selectmen for the creation of a Town Ordinance regarding food trucks.

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 – September 8 – October 2, 2020.

9.B. Monthly Financials – July through August, 2020

ADJOURNMENT

AGENDA ITEM S.A.1.



September 24, 2020

Donna Hayes
Land Use Administrator
41 Kent Green Boulevard
Kent, CT 06757

Donna,

Please accept this description of our request within applications #51-20SP and 52-20C for the construction of 30' x 70' greenhouse.

We provide this information to help inform the Commission's decision (a) as to whether or not the application should be approved and (b) which body, the Planning and Zoning Commission or the Zoning Board of Appeals, should make said determination.

Any guidance that the Commission can offer would be most helpful as we determine how to move forward with future applications.

History:

On February 20, 2018, High Watch Recovery Center filed applications for special permit and site plan approval allowing it to conduct therapeutic activities associated with the treatment of drug and alcohol addiction at 47 Carter Road.

In part, our application stated, "High Watch has the opportunity to incorporate into its existing program additional therapies that have proven effective in the treatment of substance use disorders. These new therapies would include equine therapy, a ropes course and climbing wall, and a therapeutic agricultural program and accompanying kitchen facility. In fact, High Watch purchased the property as a working farm in part to continue its agricultural use. High Watch would also use 47 Carter Road to house employees who will staff the treatment activities there."

Further, our application stated, "The therapies at 47 Carter Road will be offered as part of the existing High Watch treatment plan, not as a standalone program; the residents that participate in the therapies offered at 47 Carter Road will be the same residents

HIGH WATCH RECOVERY CENTER, INC.



living at the main High Watch facility across the street. High Watch conducts all of its activities in furtherance of its addiction treatment mission and under the principal use category "privately-operated hospital, clinic, nursing or convalescent home or similar institution provided that the lot area shall be at least five acres."

On March 26, 2018, the Kent PZC adopted a resolution approving applications #10-18C and #11-18SP made by High Watch Recovery Center, Inc. at 47 Carter Road to conduct therapeutic activities in conjunction with a privately-operated hospital, clinic, nursing or convalescent home or similar institution.

Current application:

High Watch seeks to enhance our existing farming capacity with the addition of a 30' x 70' greenhouse, or hoop house.

Our current agricultural footprint is sufficient to meet the therapeutic needs of High Watch. The goal of this application is to increase the yield of vegetables that we can utilize in our kitchen at 62 Carter Road for the feeding of our guests and staff. This is consistent with our special permit application from 2018 which stated, "High Watch purchased the property as a working farm in part to continue its agricultural use." We remain true to that intention and we seek to further continue that pre-existing use. The intention of this application for a hoop house is not to expand our therapeutic work but to expand our capacity to provide fruits and vegetables to 62 Carter Road. The work done in the hoop house will be undertaken by staff and the individuals who reside at 47 Carter Road.

There will be no additional traffic to or from the site and any increase in intensity will be minimal. Nothing proposed constitutes a new accessory use. The structure is well within all setbacks, is over 1,000 feet from the road, is not permanently affixed, and is completely invisible to passers-by. There will be minimal disturbance to the site during construction.

We appreciate the opportunity to provide this information and we are eager to provide any additional information as may be requested by the Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Perillo", with a long, sweeping horizontal line extending to the right.

Jason Perillo

HIGH WATCH RECOVERY CENTER, INC.

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

RECEIVED FOR RECORD
TOWN CLERK

RECEIVED FOR RECORD
TOWN CLERK

2020 SEP 17 P 1:27

BY *D. Bradley*
TOWN CLERK

SEPTEMBER 10, 2020 REGULAR MEETING MINUTES
VIA ZOOM CONFERENCE

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, September 10, 2020 at 7:00 p.m.

1. CALL TO ORDER

Chairman Winter called the meeting to order at 7:01 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matt Winter, Karen Casey, Marc Weingarten, Adam Manes, Darrell Cherniske
Alice Hicks, and Wes Wyrick

Staff Present: Donna Hayes, Land Use Administrator and Tai Kern

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes of August 13, 2020.

Mr. Manes moved to approve the Regular Meeting Minutes of August 13, 2020. Mr. Weingarten seconded and the motion carried unanimously.

4. PUBLIC COMMUNICATIONS (ORAL): N/A

5. OLD BUSINESS:

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

5.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."

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR SEPTEMBER 10, 2020

These are draft minutes. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

Chairman Winter began the public hearing at 7:06 pm. He clarified that it was never the intent of the Commission to limit employment opportunities or to lure volunteers with the condition in question. He reminded the group that this condition originated with the applicant.

Ari Raskas of Birch Hill came forward and reported that since the last meeting they met with members of the KVFD regarding how they can best collaborate to insure they have the proper mix of staffing and an outsourced ambulance company.

Mr. Winter opened the floor to members of the public.

Mary Ann VanValkenburg, Ambulance Association Chief, discussed the meeting they had with Mr. Raskas and his staff. She reported that they still have concerns on how this will affect them and the burden it may present.

Ms. VanValkenburg clarified for Mr. Winter that EMTs cannot remove an IV; therefore, would not be able to transport. Brad Greenstein of Birch Hill advised that they would have staff available 24 hours per day to remove an IV if needed.

Mr. Manes noted that in order to transport for the KVFD one would have to be a member of the Kent ambulance association and certified as an EMT. Ari Raskas reiterated that they have no interest in deterring members of their staff from being members of the KVFD; however, Birch Hill cannot legally require this as noted in Condition #16.

Darrell Cherniske stated that he remembers being uncomfortable with this condition because it was contingent on staffing another organization.

First Selectman Jean Speck discussed the difference between RNs and EMTs noting RNs cannot act in capacity of an EMT. She discussed the shortage of ambulance association members in Kent.

Karen Casey explained that she feels this puts a burden on the town and Birch Hill should honor their condition. They should follow the recommendations of the KVFD. Ms. Casey also noted that she did not believe the proposed staffing was sufficient for the proposed facility.

Ari Raskas reminded the group that there are many conditions they have to honor per this approval. He does not think that it is fair to say the staffing is unimpressive. Brad Greenstein confirmed that the staffing is quite aggressive.

Karen Casey stated that the difference is that this is a small town with a small group of volunteers. Perhaps some of the facilities used for comparison are larger towns with paid emergency services. She stated that she would like to hear what the KVFD recommends.

Attorney Fisher noted that there is no evidence of holes in the staffing. Birch Hill has given the legal reason for this issue and they have gone the extra step of hiring an outside service. This is being done in good faith to fulfill what the Commission expects and requires.

Eric Epstein of the KVFD reviewed the call history and found the calls did reduce after the other similar facility in Kent hired an outside ambulance service; however, KVFD still receives some calls. He summarized that the commercial ambulance helped, but did not solve the problem. Call volume over the past six months has been way down, but that could be because of Covid.

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Wes Wyrick stated that he feels they are making a good faith effort to resolve the situation. They were unaware of the consequences of the condition when it was added to the resolution.

Darrell Cherniske noted that if the intent still remains, it accomplishes what the Commission set out to do.

Alice Hicks stated that this is incredibly complicated and the worst thing that could happen is the public, as a whole, is not being protected.

Adam Manes agreed it is complicated. The Commission has to be concerned with affecting services to the Town. The problem the KVFD is having with staffing has been an issue for some time and has nothing to do with Birch Hill. Mr. Manes believes Birch Hill would put their staff there if they could.

Karen Casey feels Birch Hill should provide more medical staffing and be a part of the KVFD.

Ari Raskas stated that from the very beginning they have been cooperative, collaborative, non-litigious, and a business run by professionals. That has not changed. When this first presented as an issue they sat down with KVFD to come up with a solution.

Mr. Weingarten moved to close the public hearing at 8:09 pm for 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." Mr. Manes seconded and the motion carried unanimously.

Chair Winter noted that he understands there may be a void in services and that is why he was agreeable to this condition. Marc Weingarten suggested a condition requiring them to fund an EMT for the KVFD. Chairman Winter advised that the question on the table is whether to accept the amendment to #16.

Donna Hayes read Birch Hill's suggested language for the amendment for the record:

"In accordance with representations by the applicant, Birch will be required to have staff on-site 24/7/365 that are qualified to provide medical services at the same or greater level than that of EMTs and that the applicant will contract with a private ambulance service for non-911 calls."

The group discussed conditioning the approval for a future reevaluation once they are up and running and the impact is understood. Adam Manes discussed the reality of enforcement once their business is up and running.

Darrell Cherniske reminded the group that this Commission approved two new facilities and a huge addition and it seems absurd to now deny this small change. This seems like immense buyer's remorse.

Karen Casey questioned the rush in making this decision and felt it should be further discussed and the Land Use Attorney should be consulted.

Mr. Winter noted he does not feel like this is buyer's remorse. It is a condition that was felt to be valuable. These residents will become members of our town once up and running. The Commission is considering what is best for the town as a whole.

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR SEPTEMBER 10, 2020**

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Mr. Cherniske moved to approve the modification with presented language 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." Mr. Manes seconded and the motion carried 4-3. Casey, Hicks, and Winter opposed.

Donna Hayes reported that the new language must be filed on the land records, the approval will be posted in newspaper and there will be a 15 day appeal period.

5.B. DISCUSSION AND POSSIBLE DECISION

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

5.B.2. 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.

Adam Manes reported that he viewed the site and does not feel this proposal would be visible from anywhere. Darrell Cherniske stated that even without leaves on the trees there would be relatively no impact.

Matt Winter stated that he would generally like to see more information submitted with these applications.

Mr. Manes moved to accept waivers as listed on the application site plan checklist. Mr. Weingarten seconded and the motion carried unanimously.

Mr. Manes moved to approve 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. Mr. Weingarten seconded and the motion carried unanimously.

6. NEW BUSINESS:

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

6.A.1. Application #51-20SP and 52-20C, Vincent Roberti, Jr. for High Watch Recovery Center, Inc., 47 Carter Road, Map 14 Block 21 Lot 17, construction of 30' x 70' greenhouse.

Mr. Wyrick and Mr. Cherniske recused themselves. Chairman Winter read the notice of public hearing for the record and opened the public hearing at 8:45 p.m.

Donna Hayes reported that this is a proposal to construct a greenhouse to grow vegetables that will be used at the campus across the street. They were missing some items from their site plan, which was resubmitted today to include distances to the wetland, setbacks and size of greenhouse. There were no indications whether there would be water or electricity on the application. Due to the time restrictions the revised site plan could not be submitted for tonight's meeting.

TOWN OF KENT PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FOR SEPTEMBER 10, 2020

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Vinny Roberti discussed the proposal noting its location and construction. This greenhouse will extend their growing season. It will have water and power. It is a hoop house structure that can be moved very easily. It is 500 feet from the wetlands and about 1000 feet from the road.

Adam Manes noted that the application states there is no plumbing. Vinny Roberti clarified that they will have water for the plants.

Mr. Roberti reported that a combination of live in labor and staff will work in the greenhouse. They currently supply 5 percent of their own vegetables. He noted that they may like to market it down the line and may have a farm stand. They currently sell their honey online.

Silt fence or hay bales would be used if they felt construction would impact the brook. They do not anticipate excavation. The service and well existed on the property when it was purchased.

Ellen Altfest stated that a 2400 square foot greenhouse is not therapeutic, it is a business. This is not the approved usage of a horse farm. This is something separate. This is an expansion of construction, which is not permitted. The quality of life is diminished on the road. There will be more employees and visitors. This should require an independent traffic study. The neighborhood is already suffering. This will further depress property values. High Watch is putting new things in all the time and this is not in all the road's residents' interest. This is the time to put an end to this expansion.

Rob Colvin stated that he thinks "it is time to stop feeding the High Watch beast..... construction, dirt, dust, two story piles of gravel, dump trucks". This is not what was initially intended when High Watch was created. The traditional High Watch philosophy is to do with what you have. It is time to take this seriously and stop the continued approvals.

Lou Altfest noted that there are 2000 residents in Kent and 200 people at High Watch. That is 10% and asked that the Commission visualize what that means for Carter Rd. There are rumors High Watch is in process of buying more properties. He understands there is already a limit established. They have plenty there. They were a good neighbor at one time and now look what they are doing.

Ellen Altfest noted that two neighbors submitted letters late and she would like to read them for the record. There were four people that could not be present who were opposed to this proposal. Chairman Winter suggested that they be read at the continuation of the public hearing.

Donna Hayes stated that Ellen Altfest brought up a good point. High Watch should be going to the ZBA. Matt Winter suggested that the Land Use Attorney weigh in on whether this is an accessory use. Chairman Winter agreed that this is a pre-existing non-conforming use since convalescent homes no longer exists in the regulations and a non-conforming use cannot be increased without a variance from the ZBA.

Vinny Roberti stated that 47 Carter Road is a separate property from High Watch. It is used as an accessory to a therapeutic use. This is a farm. Equine therapy is very popular. It should not be on the record that they are planning a farm stand. There is not a lot of traffic or deliveries. It is not high impact at all. He is not claiming a hard ship. This is something fun they would like to do.

Donna Hayes questioned whether the growing of vegetables was going to be a therapeutic accessory use to the program similar to the equine program. Vinny Roberti noted that it would be very similar.

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR SEPTEMBER 10, 2020**

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Karen Casey noted that allowing High Watch to grow vegetables for their facility should not be so complicated. Chairman Winter explained that farming and a farm stand would be considered further creep by the neighbors.

Donna Hayes explained that the designation of a property is important in making legal decisions. It was agreed this would need to be further discussed with Attorney Zizka. She would need to know a definitive answer regarding whether this is a therapeutic program prior to contacting Attorney Zizka. Mr. Roberti stated that currently the answer is no. Alice Hicks noted that Mr. Roberti has now stated twice that this has nothing to do with the clients of High Watch.

Mr. Manes moved to continue public hearing at 9:42 pm for application #51-20SP and 52-20C, Vincent Roberti, Jr. for High Watch Recovery Center, Inc., 47 Carter Road, Map 14 Block 21 Lot 17, construction of 30' x 70' greenhouse. Mr. Weingarten seconded and the motion carried unanimously.

Darrell Cherniske was reseated.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1. Re-appointment of Ellen Corsell, Frank Way and Peter Hanby to two-year terms as members of the Architectural Review Board expiring August 2, 2022.**

Mr. Manes moved to re-appointment of Ellen Corsell, Frank Way and Peter Hanby to two-year terms as members of the Architectural Review Board expiring August 2, 2022. Mr. Winter seconded and motion carried unanimously.

- 6.B.2. Modification to permit #81-18C, Mark G. Smith, P.E., for MKN Property Holdings, LLC, 5 South Main Street, Map 19 Block 12 Lot 5, addition, new pumps and tanks: Modification to include the installation of two (2) 1,000 gallon propane tanks and one 48KW generator.**

Donna Hayes reported that this modification would bring closer to swift side of the building. Mr. Gleason explained that they would reducing the generator size to minimize impact. Tanks will be on the east side. The owner would like a chain fence around the unit for safety. Trenches will be dug for conduit.

Mr. Winter discussed the distance from setback and suggested the tanks run parallel. He noted a concern with an echo from the building. Mr. Gleason explained that the noise would come out of exhaust on the south side toward Route 7. No echo is expected.

The Commission requested and Mr. Gleason agreed to add screening within the chain link fence.

The members found no issues with this request.

Mr. Weingarten moved to approve modification to permit #81-18C, Mark G. Smith, P.E., for MKN Property Holdings, LLC, 5 South Main Street, Map 19 Block 12 Lot 5, addition, new pumps and tanks: Modification to include the installation of two (2) 1,000 gallon propane tanks and one 48KW generator with the conditions that the tanks are inside setback and there is screening on fence. The motion was seconded by Mr. Manes and carried unanimously.

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR SEPTEMBER 10, 2020**

These are draft minutes. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

7. STAFF REPORT: N/A

8. REPORT OF OFFICERS AND COMMITTEES:

8.A. Subdivision Regulation Sub-Committee - previously tabled.

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance – August 10 – September 4, 2020.
Reviewed

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 locate at one of two sites: Kent Tax Assessor ID #M10, Block 22 Lot 38 Bald Hill Road or 93 Richards Road, Kent, Connecticut.

Matt Winter reported that he testified for the Siting Council as discussed. He asked that Donna Hayes keep the Commission updated regarding status.

9.C. 2019 Annual Monitoring Report; Natural Resource Management Plan; Bull’s Bridge Golf Club, dated June 2020.

Chairman Winter reported that he reviewed report and found no issues.

ADJOURNMENT

Mr. Manes moved to adjourn at 10:02 p.m. Mr. Weingarten seconded and the motion carried unanimously.

Respectfully submitted,

Tai Kern
Tai Kern, Land Use Clerk

AGENDA ITEM 5.A.1.



Donna Hayes <landuseadmin@townofkentct.org>

(no subject)

2 messages

Dolores Miller <damdolly322@gmail.com>
To: landuseadmin@townofkentct.org

Thu, Sep 10, 2020 at 9:28 AM

We oppose more expansion of HighWatch. We live in a residential area , not a commercial zone, our rights as residential property owners has been infringed upon enough by the on going construction at Highwatch.
Reuben and Dolores Miller
60B Dugan Road

Donna Hayes <landuseadmin@townofkentct.org>
To: Dolores Miller <damdolly322@gmail.com>

Thu, Sep 10, 2020 at 10:53 AM

Good morning,
I am in receipt of your email. Unfortunately, due to the Executive Orders issued by the Governor's Office, I can only accept written communication more than 24 hours before the meeting. I would suggest that you attend tonight's meeting via ZOOM (you can obtain information on how to attend the meeting by locating the agenda to tonight's meeting on the Townofkentct.org website) and read your letter into the record.

If you have any questions or concerns, please let me know.

Best 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

[Quoted text hidden]

AGENDA ITEM S.A.1

 Gmail

Donna Hayes <landuseadmin@townofkentct.org>

Expansion of High Watch

5 messages

Jerry Miller <jerry.miller@hamilgroup.ca>
To: "landuseadmin@townofkentct.org" <landuseadmin@townofkentct.org>

Thu, Sep 10, 2020 at 4:47 PM

To whom it may concern

I oppose the expansion of this business on a quiet rural road.
A tremendous expansion is already underway and it appears with this new proposal, the intention is to continue to expand and permanently change the makeup of the community

Jerry Miller

Jerry Miller <jerry.miller@hamilgroup.ca>
To: "landuseadmin@townofkentct.org" <landuseadmin@townofkentct.org>

Thu, Sep 10, 2020 at 5:00 PM

My address is
15 N Kent Rd

Jerry Miller

From: Jerry Miller
Sent: Thursday, September 10, 2020 4:47:19 PM
To: landuseadmin@townofkentct.org <landuseadmin@townofkentct.org>
Subject: Expansion of High Watch

[Quoted text hidden]

Donna Hayes <landuseadmin@townofkentct.org>
To: Jerry Miller <jerry.miller@hamilgroup.ca>

Thu, Sep 10, 2020 at 6:34 PM

I am in receipt of your email. Unfortunately, due to the Executive Orders issued by the Governor's Office, I can only accept written communication more than 24 hours before the meeting. I would suggest that you attend tonight's meeting via ZOOM (you can obtain information on how to attend the meeting by locating the agenda to tonight's meeting on the Townofkentct.org website) and read your letter into the record.

If you have any questions or concerns, please let me know.

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

[Quoted text hidden]

Jerry Miller <jerry.miller@hamilgroup.ca>
To: Donna Hayes <landuseadmin@townofkentct.org>, Ellen Altfest <ellen.altfest@gmail.com>

Thu, Sep 10, 2020 at 6:30 PM

Hi

I cannot attend by zoom

I would appreciate if my note can be put in the record

Jerry Miller
15 NKent rd

From: Donna Hayes <landuseadmin@townofkentct.org>
Sent: Thursday, September 10, 2020 6:34:20 PM
To: Jerry Miller <jerry.miller@hamilgroup.ca>
Subject: Re: Expansion of High Watch

[Quoted text hidden]

Donna Hayes <landuseadmin@townofkentct.org>
To: Jerry Miller <jerry.miller@hamilgroup.ca>
Cc: Ellen Altfest <ellen.altfest@gmail.com>

Thu, Sep 10, 2020 at 6:40 PM

Hi Jerry,

I cannot accept your email for the record as stated in my previous email. But, since yours was not the only email I received, I will ask the Commission to keep the public hearing open to next month so that they can be read into the record. There is no guarantee, but I will try.

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

[Quoted text hidden]

AGENDA ITEM 6.B.1.



October 2, 2020

Ms. Donna M. Hayes
Land Use Administrator
Town of Kent
41 Kent Green Boulevard
Kent, CT 06757

**RE: Site Plan Modification
Applications #106-18SP and 107-18C
High Watch Recovery Center Office and Dining Hall Addition
62 Carter Road
Kent, Connecticut
MMI #6504-02**

Dear Ms. Hayes:

Please find attached and summarized below proposed site plan modifications regarding the above-referenced project.

BANTLE HALL DINING ADDITION

Sidewalks

High Watch Recovery Center, Inc. (High Watch) proposes to revise the site walks surrounding Bantle Hall to better accommodate access, gatherings, and aesthetics. The revisions include the following:

- ① • Minor alterations to the layout and dimensions of the site walks from the current approved plans.
- ② • Revising the material treatment of all walks from bituminous concrete (asphalt) to heated bluestone walks. The bluestone will better reflect the desired aesthetic of the campus and having heated walks will reduce the use of salt and sand as well as require less labor during the winter months.
- ③ • Addition of a site walk from Steel Dorm to Bantle Hall's main access path. Currently, guests traverse the sloped lawn from Steel Dorm. The facility has had several slip and fall incidents at this location, particularly during the winter months. The addition of a paved and heated walk that follows the access road connecting Steel Dorm to Bantle Hall's main walk will reduce the likelihood of guests traversing the lawn or road, creating a safer route.

Revised Porch Roof

- ④ High Watch proposes to connect the two previously separate porch roofs on the west and south sides of the building addition. The proposed connection is 17.5 feet long and will allow guests to traverse the porch without having an uncovered area, particularly in inclement weather.

Underground Propane Tanks

5 Due in part to the addition of the heated sidewalks, High Watch proposes to install three 1,000-gallon propane tanks to serve Bantle Hall. The tanks will be located to the northwest of the building in an existing lawn area. The plans and calculations have been submitted to the Torrington Area Health District for approval.

REVISED SITE WALL


6 As construction continues, the design team has reevaluated the proposed wall between the new conference building and existing main office building. The originally approved wall is a single 10-foot-tall concrete veneered wall. High Watch would like to revise this to a two-tiered wall system to reduce the overall visual effect of the wall. The tiered system would be two 5-foot-tall walls, and each would remain concrete with a stone veneer. Landscaping will be added between the two walls.

We believe the above-outlined site modifications keep within the previously approved site plans and will result in a more accessible, sustainable, and safe site development for High Watch and the town of Kent.

If you have any questions regarding the above comments, please feel free to contact me at (203) 271-1773.

Very truly yours,

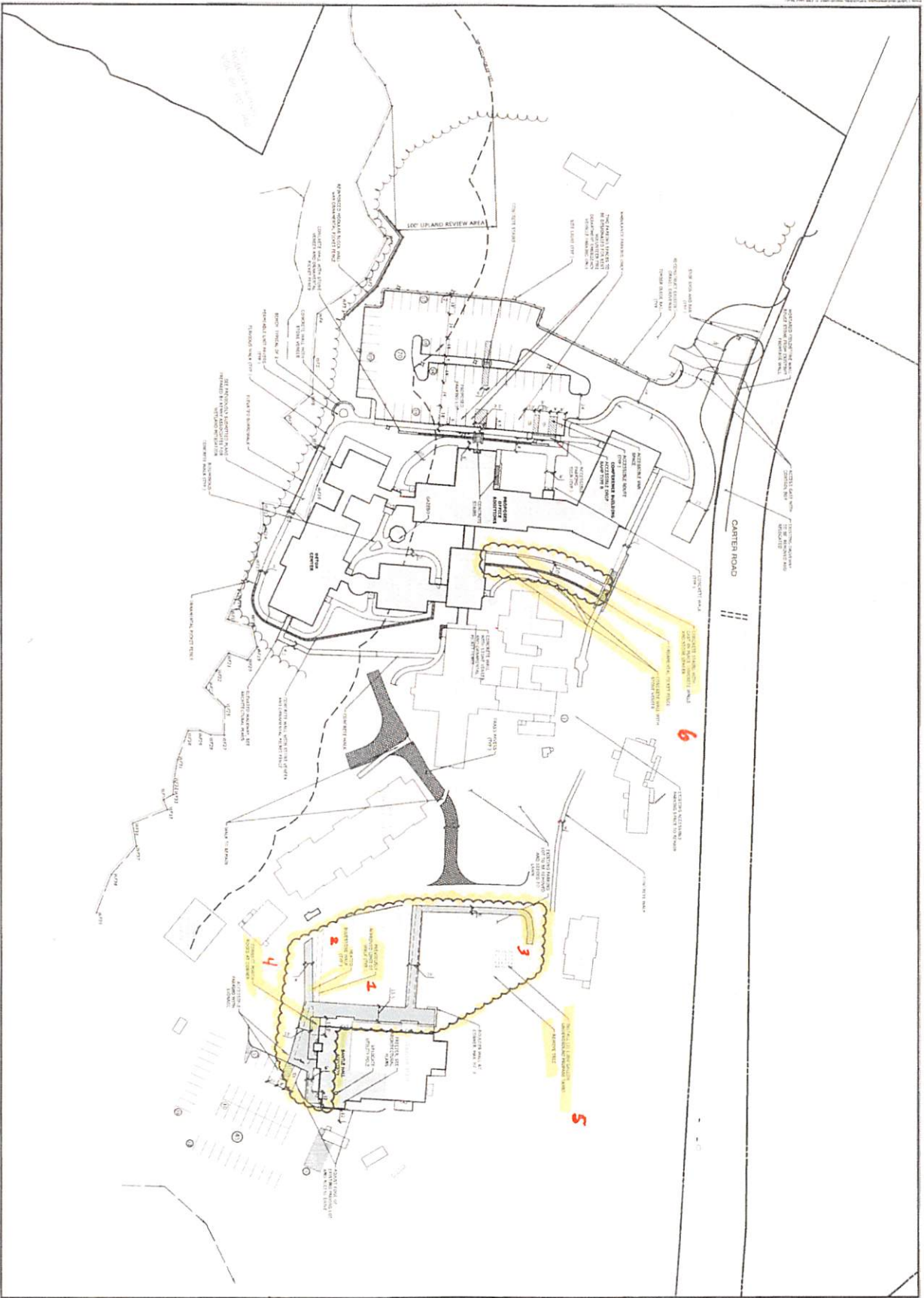
MILONE & MACBROOM, INC.



Michael T. Doherty, PLA, Associate
Lead Landscape Architect

Enclosures

6504 02-g220-ltr.docx



SITE PLAN - LAYOUT HIGH WATCH RECOVERY CENTER OFFICE AND DINING HALL ADDITION 54 & 62 CARTER ROAD KENT, CONNECTICUT			
WTD DATE: 11/14/18	CEB DATE: 11/14/18	WTD DATE: 11/14/18	WTD DATE: 11/14/18
54 & 62 CARTER ROAD KENT, CONNECTICUT 11/14/18			

DESCRIPTION	DATE	BY
PRELIMINARY DESIGN	11/14/18	WTD
REVISED DESIGN	11/14/18	WTD
FINAL DESIGN	11/14/18	WTD
PROPOSED & PRE-REVISIONS	11/14/18	WTD

MILONE & MACBROOM
 85 HEALTH DRIVE
 SUITE 100
 WESTPORT, CT 06880
 www.miloneandmacbroom.com

North arrow pointing up and slightly right. Scale bar below it.

October 2, 2020

Ms. Donna M. Hayes
Land Use Administrator
Town of Kent
41 Kent Green Boulevard
Kent, CT 06757

**RE: Site Plan Modification
Applications #106-18SP and 107-18C
High Watch Recovery Center Office and Dining Hall Addition
62 Carter Road
Kent, Connecticut
MMI #6504-02**

Dear Ms. Hayes:

Please find attached and summarized below proposed site plan modifications regarding the above-referenced project.

BANTLE HALL DINING ADDITION

Sidewalks

High Watch Recovery Center, Inc. (High Watch) proposes to revise the site walks surrounding Bantle Hall to better accommodate access, gatherings, and aesthetics. The revisions include the following:

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- Revising the material treatment of all walks from bituminous concrete (asphalt) to heated bluestone walks. The bluestone will better reflect the desired aesthetic of the campus and having heated walks will reduce the use of salt and sand as well as require less labor during the winter months.
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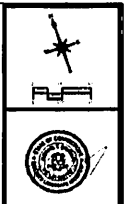
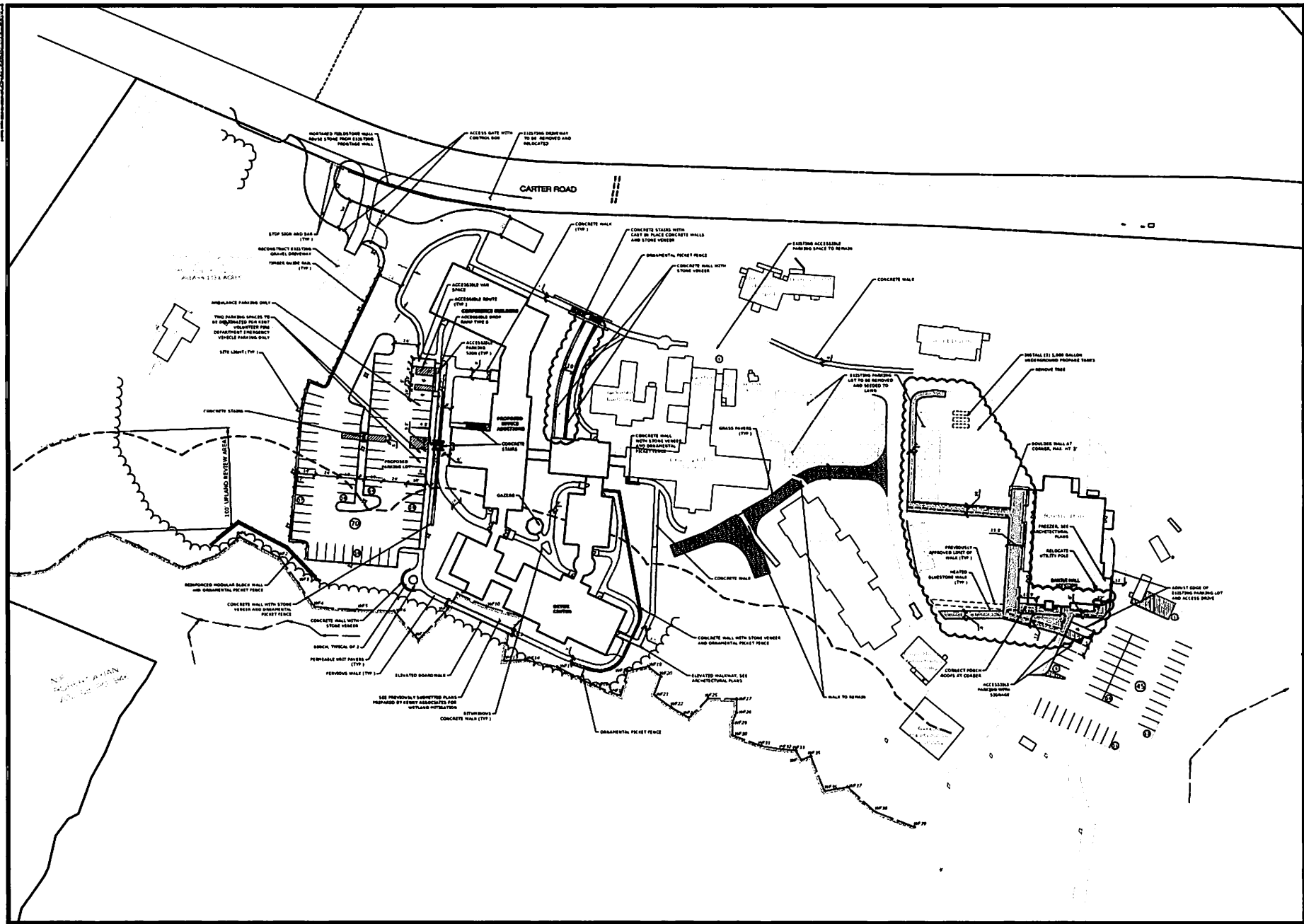
MILONE & MACBROOM, INC.



Michael T. Doherty, PLA, Associate
Lead Landscape Architect

Enclosures

6504-02-o220-ltr.docx



MILONE & MACBROOM
 ARCHITECTS
 1000 WEST MAIN STREET
 SUITE 100
 WESTPORT, CONNECTICUT 06881
 PHONE: (860) 426-1200
 FAX: (860) 426-1201
 WWW.MILONE-MACBROOM.COM

DESCRIPTION	DATE BY	
	DATE	BY
FULL CONCEPT	MTD	MTD
PRELIMINARY DESIGN	MTD	MTD
PROPOSED SITE PLAN	MTD	MTD

SITE PLAN - LAYOUT
HIGH WATCH RECOVERY CENTER
OFFICE AND DINING HALL ADDITION
 64 & 87 CARTER ROAD
 WESTPORT, CONNECTICUT

MTD	OZB	MTD

1"=40'
 DECEMBER 4, 2013
 6504-02
 04 OF 15

LA-1

GR-1

07 OF 18

800442

DECEMBER 4, 2018

TITLE

INTD

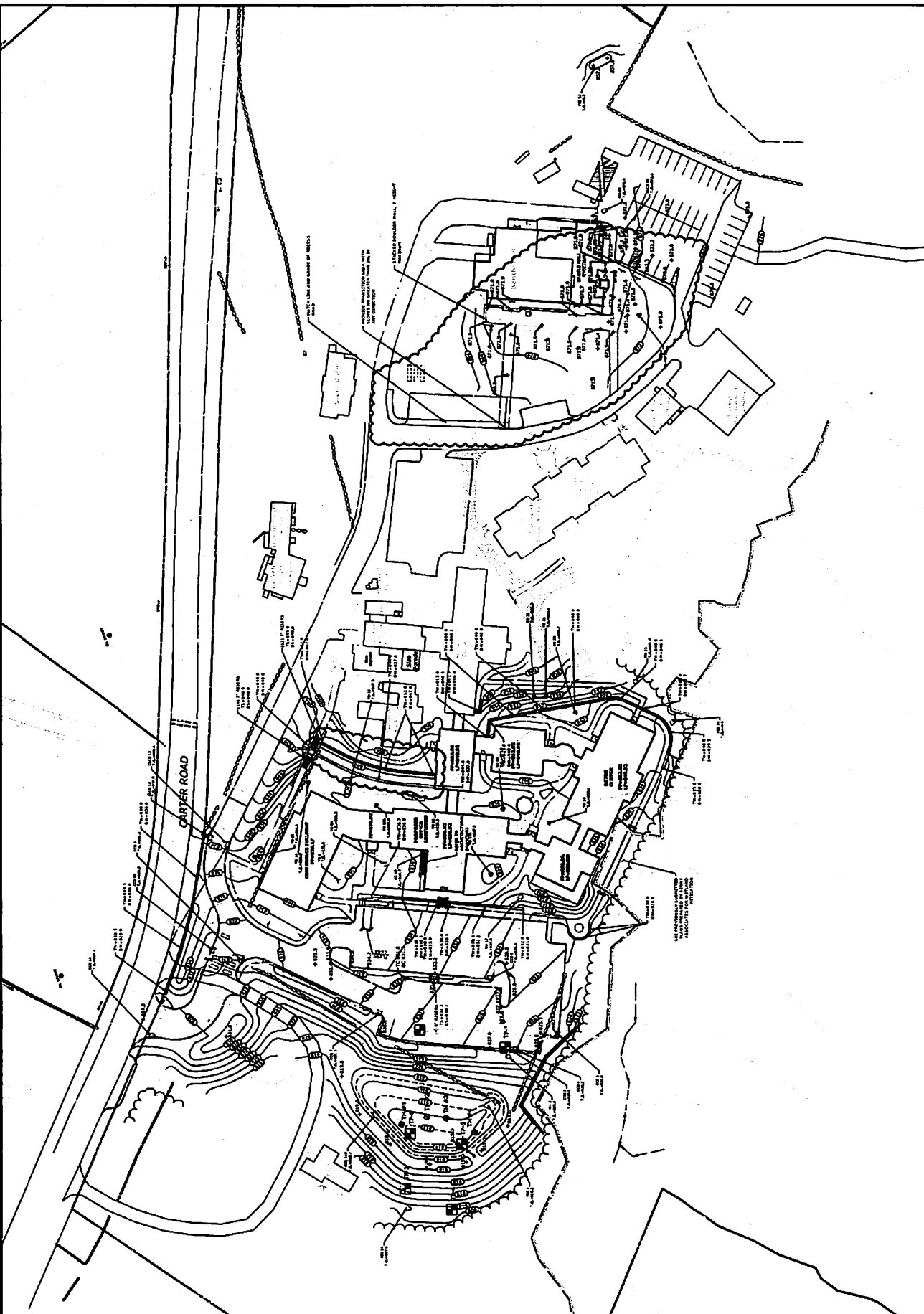
GES

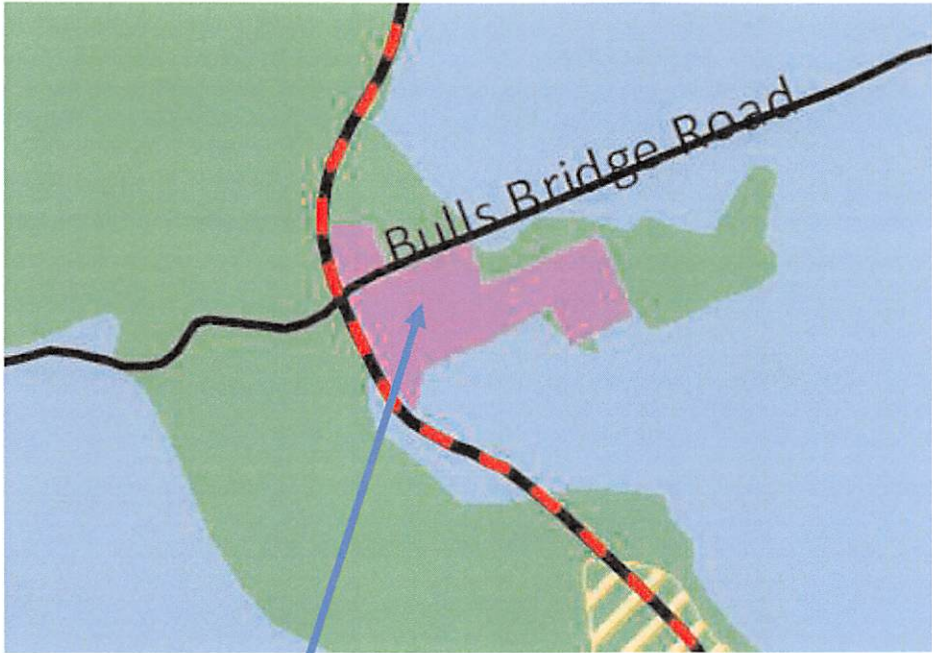
INTD

INTD

SITE PLAN - GRADING
HIGH WATCH RECOVERY CENTER
OFFICE AND DINING HALL ADDITION
64 & 82 CARTER ROAD
KENN, CONNECTICUT

REVISION	DATE	DESCRIPTION





Business Hamlet District
Section 4200

TOWN OF KENT PLANNING AND ZONING COMMISSION
Administrative Permits Issued
September 8 to October 2, 2020

PERMIT #	PROPERTY OWNER	PROPERTY LOCATION	FOR	MAP	BLOCK	LOT
55-20AP	John & Gerri Gleason	12 Halls Lane	Conversion of existing garage to detached accessory residential unit	9	22	43
56-20AP	Dickinson/Condoleo	59 Muller Road	Enlarging existing patio and enclosing it with a screened porch	9	22	52
57-20AP	Ciara Burnham	37 Flat Rocks Road	Enclosure of existing covered porch to 3-season room	11	40	9
58-20AP	Justin Sunshine	72 Howland Drive	Construction of 24' x 54' inground pool	11	40	35
59-20AP	Kent Green, LLC	Kent Green Boulevard	Installation of back-up generator adjacent to Ace	19	42	8
60-20AP	Ciara Burnham	37 Flat Rock Road	Detached garage w/associated site work	11	40	9
61-20AP	Veronique Kinsey	28 Iron Mountain Road	Conversion of detached garage storage area to office space/games room	10	41	23
62-20AP	Anandah Carter	71 Beardsley Road	20' x 40' inground pool & pool equipment	17	27	14

TOWN OF KENT PLANNING AND ZONING COMMISSION
Certificates of Compliance Issued

PERMIT #	PROPERTY OWNER	PROPERTY LOCATION	FOR	MAP	BLOCK	LOT
75-19AP	Markson/Seidman	22 Dolldorf Road	Pool and spa	1	8	17

AGENDA ITEM 9.B.

3:26 PM
09/17/20

TOWN OF KENT Planning and Zoning Actual vs. Budget July through August 2020

	Jul - Aug 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
132-400 · P & Z Fees / Road Inspection	866.00	15,000.00	-14,134.00	5.8%
Total Income	866.00	15,000.00	-14,134.00	5.8%
Gross Profit	866.00	15,000.00	-14,134.00	5.8%
Expense				
A · General Government				
024-000 · PLANNING AND ZONING				
Compensation				
024-101 · Zoning Enforc. Officer	7,531.92	43,518.00	-35,986.08	17.3%
024-102 · Clerk	868.63	7,575.00	-6,706.37	11.5%
024-996 · Health	5,052.37	19,285.00	-14,232.63	26.2%
024-997 · Pension	0.00	3,046.00	-3,046.00	0.0%
024-998 · Social Security	628.89	3,909.00	-3,280.11	16.1%
Total Compensation	14,081.81	77,333.00	-63,251.19	18.2%
Department Operations				
024-201 · Supplies	0.00	750.00	-750.00	0.0%
024-202 · Postage	0.00	400.00	-400.00	0.0%
024-203 · Notices	211.12	2,000.00	-1,788.88	10.6%
024-204 · Mileage	0.00	200.00	-200.00	0.0%
024-409 · Printing & Mapping	0.00	2,000.00	-2,000.00	0.0%
024-411 · Engineering	0.00	1,000.00	-1,000.00	0.0%
024-412 · Planning	0.00	2,750.00	-2,750.00	0.0%
Total Department Operations	211.12	9,100.00	-8,888.88	2.3%
Professional Development				
024-450 · Dues	0.00	250.00	-250.00	0.0%
024-451 · Conferences	0.00	125.00	-125.00	0.0%
024-452 · Training	0.00	250.00	-250.00	0.0%
Total Professional Development	0.00	625.00	-625.00	0.0%
Total 024-000 · PLANNING AND ZONI...	14,292.93	87,058.00	-72,765.07	16.4%
Total A · General Government	14,292.93	87,058.00	-72,765.07	16.4%
Total Expense	14,292.93	87,058.00	-72,765.07	16.4%
Net Ordinary Income	-13,426.93	-72,058.00	58,631.07	18.6%
Net Income	-13,426.93	-72,058.00	58,631.07	18.6%

TOWN OF KENT
Planning and Zoning by month
July through August 2020

	<u>Jul 20</u>	<u>Aug 20</u>	<u>TOTAL</u>
Ordinary Income/Expense			
Income			
132-400 · P & Z Fees / Road Inspection	866.00	0.00	866.00
Total Income	<u>866.00</u>	<u>0.00</u>	<u>866.00</u>
Gross Profit	866.00	0.00	866.00
Expense			
A · General Government			
024-000 · PLANNING AND ZONING			
Compensation			
024-101 · Zoning Enforc. Officer	4,184.40	3,347.52	7,531.92
024-102 · Clerk	339.61	529.02	868.63
024-996 · Health	3,816.26	1,236.11	5,052.37
024-998 · Social Security	338.19	290.70	628.89
Total Compensation	<u>8,678.46</u>	<u>5,403.35</u>	<u>14,081.81</u>
Department Operations			
024-203 · Notices	0.00	211.12	211.12
Total Department Operations	<u>0.00</u>	<u>211.12</u>	<u>211.12</u>
Total 024-000 · PLANNING AND ZONING	<u>8,678.46</u>	<u>5,614.47</u>	<u>14,292.93</u>
Total A · General Government	<u>8,678.46</u>	<u>5,614.47</u>	<u>14,292.93</u>
Total Expense	<u>8,678.46</u>	<u>5,614.47</u>	<u>14,292.93</u>
Net Ordinary Income	<u>-7,812.46</u>	<u>-5,614.47</u>	<u>-13,426.93</u>
Net Income	<u><u>-7,812.46</u></u>	<u><u>-5,614.47</u></u>	<u><u>-13,426.93</u></u>