

PROPOSED CHANGES
TO THE
TOWN OF KENT ZONING REGULATIONS
EFFECTIVE FEBRUARY 16, 2020

Changes to Section 4124.26

FROM:

Adaption of an existing building or buildings for multi-family residential use subject to the following provisions:

- a. There shall be at least 4,000 square feet of lot area for each dwelling.
- b. No proposed 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.

TO:

Adaption 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 **adapptions 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.**



NHCOG
— Northwest Hills —
Council of Governments

REFERRAL RESPONSE

Initiating Municipality: Kent Subdivision
Date Received: 3/26/21 Zoning Regulation/Map Amendment
Public Hearing Date: 5/6/21 Town Plan Update

Neighboring municipalities in NHCOC region: Warren, Washington, Cornwall, & Sharon

Summary of proposed changes:

The proposed amendments address the conversion of existing buildings for multi-family residential use.

COMMENTS: NHCOC staff has reviewed this referral and finds no apparent conflict with regional plans and policies or the known concerns of neighboring towns.

CC: This referral response will be sent to the Land Use Administrator and Chief Elected Official in each of the neighboring towns listed above.

QUESTIONS: Questions concerning this referral should be directed to Janell Mullen, NHCOC.

AGENDA ITEM 3.A.1

Donna Hayes <landuseadmin@townofkentct.org>



RE: Proposed Change to the Town of Kent Zoning Regulations - Sec 4124.26

3 messages

Kristin Floberg <kfloberg@westcog.org>

Fri, Mar 26, 2021 at 10:54 AM

To: Donna Hayes <landuseadmin@townofkentct.org>

To: Donna Hayes, Land Use Administrator

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Kent - Attached Zoning Amendment

Date: March 26, 2021

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

From: Donna Hayes <landuseadmin@townofkentct.org>

Sent: Tuesday, March 23, 2021 1:52 PM

To: Janell Mullen <jmullen@northwesthillscog.org>; Kristin Floberg <kfloberg@westcog.org>

Subject: Proposed Change to the Town of Kent Zoning Regulations - Sec 4124.26

Good afternoon,

Attached please find notification of a proposed change to the Town of Kent Zoning Regulations. The hard copy of this attachment is being put in the mail today.

If you have any questions, please let me know.

3.A.1.

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

landuseadmin@townofkentct.org

 COG_commercial.pdf
89K

Donna Hayes <landuseadmin@townofkentct.org>
To: Kristin Floberg <kfloberg@westcog.org>

Fri, Mar 26, 2021 at 10:55 AM

Thanks, Kristin. I appreciate your prompt response.

Enjoy your weekend.

Donna Hayes
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Kristin Floberg <kfloberg@westcog.org>
To: Donna Hayes <landuseadmin@townofkentct.org>

Fri, Mar 26, 2021 at 11:52 AM

Thanks Donna, have a nice weekend too!

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**PROPOSED CHANGES
TO THE
TOWN OF KENT ZONING REGULATIONS
EFFECTIVE FEBRUARY 16, 2020**

ADD:

Section 3124.10

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.

ADD:**6700 VR-1 AND 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

Minimum Square	100 feet	
	VR-1	VR-2
Minimum Front Yard Setback	20 Feet	20 Feet
Minimum Side Yard Setback	10 Feet	10 Feet
Minimum Rear Yard Setback	30 Feet	30 Feet
Maximum Coverage		
• Principal Building	20 %	15 %
• Principal Building and Accessory Buildings	25 %	20 %
Maximum Building Height		
• Principal Building	30 Feet	30 Feet
• Accessory Buildings	25 Feet	25 Feet



REFERRAL RESPONSE

Initiating Municipality: Kent Subdivision
 Date Received: 3/26/21 Zoning Regulation/Map Amendment
 Public Hearing Date: 5/6/21 Town Plan Update

Neighboring municipalities in NHCOC region: Warren, Washington, Cornwall, & Sharon

Summary of proposed changes:

The proposed amendments adds "Conservation Development Standards" to the Village Residential Districts (VR-1 & VR-2 zones).

COMMENTS: NHCOC staff has reviewed this referral and finds no apparent conflict with regional plans and policies or the known concerns of neighboring towns.

CC: This referral response will be sent to the Land Use Administrator and Chief Elected Official in each of the neighboring towns listed above.

QUESTIONS: Questions concerning this referral should be directed to Janell Mullen, NHCOC.



AGENDA ITEM 3.A.2

Donna Hayes <landuseadmin@townofkentct.org>

RE: Proposed Changes to the Town of Kent Zoning Regulations - Conservation Development

2 messages

Kristin Floberg <kfloberg@westcog.org>
To: Donna Hayes <landuseadmin@townofkentct.org>

Fri, Mar 26, 2021 at 11:51 AM

To: Donna Hayes, Land Use Administrator

From: Kristin Floberg, Planner

Re: CT Statutory Referral to WestCOG from Kent - Attached Zoning Amendment

Date: March 26, 2021

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

From: Donna Hayes <landuseadmin@townofkentct.org>
Sent: Tuesday, March 23, 2021 1:57 PM
To: Janell Mullen <jmullen@northwesthillscog.org>; Kristin Floberg <kfloberg@westcog.org>
Subject: Proposed Changes to the Town of Kent Zoning Regulations - Conservation Development

Hi,

Attached is the official notification of a proposed change to the zoning regulations with regard to conservation development. The hard copy of this notification is being put in the mail today.

If you have any questions, please let me know.

B.A. 2.

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

landuseadmin@townofkentct.org

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Donna Hayes <landuseadmin@townofkentct.org>
To: Kristin Floberg <kfloberg@westcog.org>

Fri, Mar 26, 2021 at 11:52 AM

Thanks, Kristin ... enjoy the weekend !

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