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

SPECIAL MEETING MINUTES

The Planning and Zoning Commission held a special meeting on June 24, 2021 at 7:00 p.m. via zoom.

1. CALL TO ORDER

Mr. Winter called the meeting to order at

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matthew Winter, Chairman; David Birnbaum, Karen Casey, Darrell Cherniske, Alice Hicks, Adam Manes, Anne McAndrew, Marc Weingarten,

Staff Present: Donna M. Hayes, LUA

Mr. Winter elevated Mr. Birnbaum to voting status.

3. NEW BUSINESS:

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

- 3.A.1.** Application #22-21RC, John McPhee, proposed changes to Section 4124.26 of the Town of Kent Zoning Regulations dated February 16, 2020, with regard to the conversion of existing buildings for residential uses.

Mr. Winter opened the public hearing at 7:05 p.m. and read the legal notice into the record. Mr. Winter explained that this had been previously discussed and approved but due to a technical error with regard to the notification, the process had to be redone.

There being no discussion from the Commission or the general public, Mr. Birnbaum moved to close the public hearing at 7:06 p.m.

Mr. Manes moved to approve Application #22-21RC, John McPhee, proposed changes to Section 4124.26 of the Town of Kent Zoning Regulations dated February 16, 2020, with regard to the conversion of existing buildings for residential uses as written in the Resolution of Approval attached to these minutes.

Seconded by Mr. Birnbaum and the motion carried unanimously.

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3.A.2. Proposed changes to Section 3124 of the Town of Kent Zoning Regulations dated February 16, 2020, with regard to the addition of #10, conservation developments and the addition of new Section 6700, VR-1 and VR-2, Conservation Development Standards.

Mr. Winter opened the public hearing at 7:09 p.m. and read the public notice into the record. He elevated Ms. McAndrew to voting status at this point in the meeting.

Mr. Jos Spelbos questioned the fact that this regulation was not applicable to the rural district. Mr. Winter commented that this has been discussed at great length and he does not agree with the interpretation that Mr. Spelbos has. Mr. Spelbos asked if the size of the required internal square building box could be reduced.

Ms. Manes, speaking as Chairman of the Conservation Commission, said that they are supportive of Planning & Zoning Commission's intent to elevate the reduction of the 40% conservation development requirement as the first step in the calculation of the number of lots. The Commission discussed the merits of this renumbering and all agreed to the change.

There being no further discussion by the public, Mr. Manes moved to close the public hearing at 8:19 p.m. Mr. Birnbaum seconded and the motion carried unanimously.

Mr. Manes moved to approve the Proposed changes to Section 3124 of the Town of Kent Zoning Regulations dated February 16, 2020, with regard to the addition of #10, conservation developments and the addition of new Section 6700, VR-1 and VR-2, Conservation Development Standards as they had been previously amended and as they are attached to the minutes. Mr. Birnbaum seconded.

During discussion, Mr. Birnbaum suggested that the rear yard set back in the VR-1 district be changed from 30' to 20' and keep the front yard set back as indicated. Mr. Manes agreed to this modification. When Mr. Winter asked the Commission for their opinions, Ms. Casey replied that she would prefer not to change the rear yard setback but would consider a compromise of going from 30' to 25'. She thought that 20' was too close to the lot line. Ms. Hicks commented that she likes the larger setback, but it would not make a difference to her. Mr. Manes commented that they were discussing hypothetical lot sizes and wondered what would happen if the lots were larger. Ms. Hayes reminded the Commission that while this was a regulation change that has not been tested, the Commission always has the option to change the regulation in the future. Mr. Cherniske stated that the compromise seemed appealing and he felt that Ms. Hayes' comments were relevant. He said that the flexibility on smaller lots would be good but preferred not to get bogged down in the future. He continued that he was not willing to hold anything up. Mr. Winter asked for a vote on changing the rear yard setback in the VR-1 zone from 30' to 20'. Mr. Manes, Mr. Cherniske, Mr. Birnbaum and Ms. Hicks voting in favor and Ms. Casey, Ms. McAndrew and Mr. Winter voting against. Mr. Manes asked if it would be possible to leave the setback at 30' with the added verbiage of "or as modified by the Commission". Mr. Winter said that there was precedent. Mr. Birnbaum agreed to the amendment. Mr. Winter called the vote again and the motion carried with Mr. Winter, Mr. Birnbaum, Ms. Casey, Mr. Cherniske, Ms. Hicks and Mr. Manes voting in favor and Ms. McAndrew voting against.

ADJOURNMENT

Mr. Birnbaum moved to adjourn at 8:49 p.m.

Respectfully submitted,

Donna M. Hayes

Donna M. Hayes, CZEO
Land Use Administrator

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