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*By Kent Town Clerk at 9:50 am, Jun 25, 2021*

## TOWN OF KENT LAND USE OFFICE

### RESOLUTION OF APPROVAL

**RESOLVED:** That the Kent Planning and Zoning Commission make the following changes to the Town of Kent Planning and Zoning Regulations dated February 16, 2020:

**ADD:**

**Section 3124.10**

Conservation developments, in accordance with Section 6700, may be permitted subject to the following provisions:

- a. Applicable to a subdivision of five (5) lots or more or a parcel of land which is ten (10.0) acres or larger.
- b. 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.
- c. Maximum number of lots shall be calculated by:
  - i. The applicant shall take the total area and reduce by 40% or the percentage approved by the Commission as noted in b. above.
  - ii. 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.
  - iii. The resulting sum shall be multiplied by 0.85 to reflect the open space set-aside requirement in the subdivision regulations.
  - iv. The result of this calculation shall be the maximum number of lots permitted in the Conservation Development.
- d. The number of units permitted in a Conservation Development may be laid out as:
  - i. a subdivision of lots,
  - ii. as a common-interest-ownership community with detached units on common land or with multiple units in one or more structures, or
  - iii. 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 and underground utilities.
- g. Subject to review by the Commission, community facilities to be utilized by the owners within the associated development may be approved.

(continued on page 2)

**ADD:**

**Section 6700 VR-1 AND VR-2 CONSERVATION DEVELOPMENT STANDARDS**

**Section 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.

**Section 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.

**Section 6703 DEVELOPMENT STANDARDS**

	<b>VR-1</b>	<b>VR-2</b>
<b>Minimum Square</b>	N/A	100 feet
<b>Minimum Front Yard Setback</b>	20 Feet	20 Feet
<b>Minimum Side Yard Setback</b>	10 Feet	10 Feet
<b>Minimum Rear Yard Setback</b>	30 Feet*	30 Feet
	*or as modified by the Commission	
<b>Maximum Coverage</b>		
• <b>Principal Building</b>	20 %	15 %
• <b>Principal Building and Accessory Buildings</b>	25 %	20 %
<b>Maximum Building Height</b>		
• <b>Principal Building</b>	30 Feet	30 Feet
• <b>Accessory Buildings</b>	25 Feet	25 Feet

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In adopting the above, the Commission states on its record that, in the Commission's judgement, the proposed amendment satisfies the factors the Commission must consider in reviewing such amendments as set forth in the Plan of Conservation and Development and the Zoning Regulations of the Town of Kent.

Adopted by the Kent Planning and Zoning Commission this June 29<sup>th</sup>, 2021.