

**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

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KENT TOWN CLERK  
2015 JUN -5 A 11:50  
BY *Donna M. Hayes*  
TOWN CLERK

**JUNE 1, 2015 SPECIAL MEETING MINUTES**

The Town of Kent Planning and Zoning Commission held a special meeting on Monday, June 1, 2015 at 6:30 p.m. in the Kent Town Hall.

**1. CALL TO ORDER**

Mr. Johnson called the meeting to order at 6:38 p.m.

**2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED**

Commissioners Present: John Johnson, Chairman; Darrell Cherniske, Alice Hicks, Adam Manes, Karen Casey

Staff Present: Donna M. Hayes, Land Use Administrator

**3. READING AND APPROVAL OF MINUTES:**

No action taken.

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

No action taken.

**5. OLD BUSINESS:**

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

No action taken.

**5.B. DISCUSSION AND POSSIBLE DECISION**

No action taken.

**6. NEW BUSINESS:**

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

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TOWN OF KENT PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES FOR JUNE 1, 2015

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.

No action taken.

## **6.B. DISCUSSION AND POSSIBLE DECISION**

### **6.B.1. Application #34-15A, Irvlen Equity, LLC, operation of seasonal farmer's market, 0 North Main Street, Map 19 Block 42 Lot 9.**

Ms. Hayes commented that the application number should be changed from 34-15A to 34-15C.

Mr. Johnson read the letter from Mr. Eliot Morrison dated May 30, 2015, into the record and then asked the applicant's representative to speak.

Mr. Dave Farity, Vice President of the Chamber of Commerce and agent for the property owner, explained that initially they were planning on holding the Farmer's Market on Friday afternoons. He continued that they did not want to be locked into the Friday night timeframe and allow Ms. Jane Ridgeway to set up a table Saturday mornings to allow her CSA customers to pick up their produce. Mr. Johnson noted that was not mentioned in Mr. Morrison's letter. Mr. Farity responded that he had a conversation with Mr. Morrison who was in agreement.

Mr. Manes commented that the set up depicted on the site plan was very different than originally discussed. Mr. Farity agreed and said that they changed the layout after walking the site. The current set up would be more effective and would provide the farmers with more visibility from Route 7. Mr. Manes asked Mr. Farity how far back the tables would be set. He replied that the parking spaces were 50' from the front property line and the farmer's tables would be set up beyond that. The spaces are 9' x 18' and the site plan shows 20 customer parking spaces. Mr. Cherniske commented that this is a good starting point and use of an empty lot. Mr. Manes agreed.

Mr. Johnson asked about signage. Mr. Farity and Ms. Ridgeway both commented that 4 signs would be put up during the day and then removed once the market was closed. There would also be a sign at the market itself.

When asked why they chose Friday night, Mr. Farity responded that most of the farmers were already committed for Saturday. When asked about lighting, Mr. Farity said that he did not think it would be an issue until the end of the season. Mr. Johnson advised Mr. Farity to speak with Ms. Hayes regarding the lighting as there are lighting standards in place.

Ms. Hayes reminded Mr. Farity of the conversation they had with Ms. Weber, Town Sanitarian. Ms. Ridgeway said that she has always followed their guidelines in the past and would continue to do so.

Ms. Hicks commented that the permit would not be issued tonight as there is a 15 day waiting period. When questioned, Ms. Hayes explained that any decision made by the Commission has to be published in the legal section of a local newspaper giving the residents an opportunity to appeal the Commission's decision. That appeal period is 14 days.

*Mr. Manes moved to grant waivers to sections 4.3.3., 4.3.7., 4.3.8., 4.3.9., 4.3.10., 4.3.11., 4.3.12. and 4.3.13. Mr. Cherniske seconded and the motion carried unanimously.*

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## **TOWN OF KENT PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES FOR JUNE 1, 2015**

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*Mr. Manes moved to approve Application #34-15C, Irvlen Equity, LLC, operation of seasonal farmer's market, 0 North Main Street, Map 19 Block 42 Lot 9 pending the receipt of a letter from the property owner authorizing the Chamber of Commerce to act as agent and present the application to the Commission and in accordance with the May 30, 2015 letter from Eliot Morrison, Manager of Irvlen Equity, LLC. Mr. Cherniske seconded and the motion carried unanimously.*

**7. STAFF REPORT:**

No action taken.

**8. REPORT OF OFFICERS AND COMMITTEES:**

No action taken.


**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

No action taken.

**10. ADJOURNMENT**

*Mr. Manes moved to adjourn at 7:05 p.m. Ms. Hicks seconded and the motion carried unanimously.*

Respectfully submitted,

  
Donna M. Hayes, CZEO  
Land Use Administrator

COPY

IRVLEN EQUITY, LLC  
5 Field Road  
Danbury, CT 06811-4520

To: Whom It May Concern:

IRVLEN Equity, LLC hereby agrees to allow the Kent Chamber of Commerce's sponsored Farmer's Market to use land located at 60 North Main Street, Kent, CT 06757. Both the Kent Chamber of Commerce and the sponsored Farmer's Market agree to abide by all stipulations required by the Kent Planning and Zoning Commission.

It is understood that the<sup>110</sup> Kent Chamber of Commerce and the sponsored Farmer's Market will use the land at 60 Main Street from May 30, 2015 until October 31, 2015 at times determined by them to conduct their Farmer's Market. All waste materials are to be removed every weekend by the next day, by 3:00 PM.

IRVLEN Equity, LLC understands that the Kent Chamber of Commerce will provide it with a copy of the face sheet of their liability insurance policy within the next 30 days.

All good wishes for success!

Eliot Morrison  
Manager

May 30, 2015

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BY

*Wendy Bradley TC*  
TOWN CLERK