

**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
KENT TOWN CLERK

2016 MAY 19 A 10:54

BY *Donna Hayes*
TOWN CLERK

MAY 12, 2016 REGULAR MEETING MINUTES

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, May 12, 2016 at 7:00 p.m. in the Kent Town Hall.

1. CALL TO ORDER

Mr. Winter called the meeting to order at 7:00 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matt Winter, Acting Chairman; Karen Casey, Rich Chavka, Darrell Cherniske, Alice Hicks, Adam Manes, Anne McAndrew, Marc Weingarten, Wes Wyrick

Staff Present: Donna Hayes, Land Use Administrator

Mr. Manes moved to add item 6.B.4. to the agenda. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Manes moved to add item 6.B.5. to the agenda. Mr. Cherniske seconded and the motion carried unanimously.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes of April 14, 2016

Mr. Manes moved to approve the Regular Meeting Minutes of April 14, 2016, as presented. Mr. Weingarten seconded and the motion carried unanimously.

3.B. Special Meeting Minutes of April 28, 2016

Mr. Manes moved to approve the Special Meeting Minutes of April 28, 2016, as presented. Mr. Cherniske seconded and the motion carried unanimously.

4. PUBLIC COMMUNICATIONS (ORAL):

No action taken.

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR MAY 12, 2016

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.

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

5.B.1. Rewrite of Zoning Regulations

Mrs. Hayes said she heard from Attorney Zizka and he is having a hard time reviewing the new regulations. He felt that there was a lot more major changes than the Commission thinks there are. He is mostly concerned about the way certain things are worded. He would like to come in and meet with the Commission to talk about his review. She noted she had a set of dates, which are the 16th, 25th of May but available sometimes in June. She said she can send it out to the Commissions to set up dates. She thought a special meeting would be easier. Mrs. Hayes noted that he had requested that Glenn Chalder not be present. Mr. Winter was not comfortable with that. Mrs. Hayes noted that Attorney Zizka has worked with Mr. Chalder before. Attorney Zizka thought that the message would be better received by the Commission from him with no outside response. Mr. Winter noted that the Commission should consider that. He added that his initial reaction is not to allow that. He stated that Mrs. Hayes should send out the doodle poll and see if they could come up with a date. Mr. Manes noted that they should discuss this at this meeting.

After a brief discussion, Mr. Manes moved to table Rewrite of Zoning Regulations to the end of the meeting. Ms. Casey seconded and the motion carried unanimously.

6. NEW BUSINESS:

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

Mr. Chavka and Mr. Cherniske recused themselves from this discussion.

6.A.1. Application #23-16SP and #24-16C, South Kent School Corporation, 0 Bulls Bridge Road, artificial turf, drainage and associated grading, Map 6 Block 38 Lot 2.

Mr. Winter opened the public hearing at 7:08 p.m. and read the legal notice into the record. David Bjorklund, Professional Engineer, was present for the application. He noted that the application was a team effort with Clark Companies. He stated that he had two representatives from Clark Companies present to explain the actual layout and construction of the artificial turf. He explained where the property was located. They are proposing to take a portion of that existing field and construct the artificial turf in the same exact area where the field is located today. There are no bleachers associated with the project. There is no encroachment into the wetlands. He added that he would suspect to wrap up the wetlands application at the next meeting. He then introduced Rob Champlain to talk about the layout and construction of the field.

Mr. Champlain, with Clark Companies, which are designers and builder of athletic facilities for 35-40 years and located in Catskill Mountains of New York. He stated that the project is a new synthetic turf surface on an existing playing field. The field itself is currently pitched in the direction of northeast and they will maintain that pitch at a much less percentage slope. The synthetic turf fields drain vertically. He said he would have his associate talk about the stormwater management. He added that the water drains through the fields so it stays away from the athlete's feet. A typical grass field is usually compacted with rocks and it there are some safety

TOWN OF KENT PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FOR MAY 12, 2016

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.

issues. This proposed field is very flat and has ¾ of a percent pitch. The water gets collected in a sub drainage system. The construction part will consist of coming in and out of the dirt drive and take out all the top soil that cannot stay on the field. They will remove it via truck to another part of campus. He added that the trucks will be on the road 100 feet or so. They will just reshape the existing subgrade to match the finish grade design elevations, then they will bring in 3,800 tons of a processed stone material, which allows for vertical drainage and storage of stormwater. Then they will put down the artificial turf that consists of grass-type surface and it's infilled with rubber and sand to provide cushion for the athletes.

Mrs. Hayes asked how much soil would be removed across the street. It says tonnage and she asked for yards. Mr. Champlain noted that it would be 1,500 cubic yards. Mrs. Hayes stated that the application noted the amount of material to be deposited was 3,800 cubic yards and she asked if that included the gravel and Mr. Champlain noted that it did. He added that the 1,500 cubic yards would be the topsoil. Mrs. Hayes noted that the application has 2 numbers there, 1,500 cubic yards plus 2,700 cubic yards. Mr. Bjorklund stated that there was confusion between his office and Clark. The numbers on the site plan application are correct. Mrs. Hayes asked if it was a wash, with the same amount going out and coming in. Mr. Bjorklund noted that more material was coming in.

Mr. Manes asked where the 1,500 c.y. of topsoil would be deposited on campus. Mr. Bjorklund noted that it was going up behind the main campus. Mr. Manes asked if it would be stored as a pile. Mr. Champlain noted that it would be graded off and stabilized.

Mr. Weingarten asked if it was a soccer field and Mr. Champlain noted that it would still be a soccer field but could hold up for more usage and all weather.

Ms. Hicks stated that she assumed the applicants knew of the controversy of the rubber in these fields. She added that it was a pretty scary situation. Mr. Champlain noted there have been extensive studies on the safety of the rubber. He noted that there have only been anecdotal accusations. There have been alternative fills to the typical rubber. The rubber is actually the safest with lower body injuries. He noted that they do not promote one or the other but most alternatives have not been tested. He stated that to them, there is nothing proven with the rubber. He stated 90 studies have been done and still going and the APA will have findings at the end of the year. Ms. Hicks stated that it is pretty scary looking when a kid wipes out and there is rubber under their skin and if it turns out to be a carcinogenic, that is scary. Mr. Hicks added that she thought there was definitely a correlation. Mr. Champlain stated that there has been nothing proven yet.

Mr. Wyrick asked if there was some type of quality hardness that you spec for this project. Mr. Champlain explained facts with the testing protocol of head injuries. Mr. Wyrick asked about this field. Mr. Champlain stated that this field would be tested when installed. Mr. Champlain noted that the field's life would be about 10 years and tested typically every year. Secondly, Mr. Wyrick asked about the sub surface drainage. Mr. Champlain explained the drainage to the Commission. Mr. Manes stated that the water is sheeting right now, what would the applicant be doing to control the drainage outflow. Mr. Champlain stated that the stormwater is designed so that it's collected in the trench and there is an aluminum control plate that allows it to back up in the reservoir and slowly be distributed.

Ms. Casey asked about the 10-year lifespan. Mr. Champlain noted that the carpet would be re-installed and could reuse the infill. Mrs. Hayes asked about the material that is taken away and Mr. Champlain noted that it gets repurposed.

Mrs. Hayes asked if his company installed the Kent School's field and asked if the applicant had learned anything from that installation. Mr. Champlain noted that it was essentially the same design. Ms. Hayes asked if the fields worked successfully and Mr. Champlain noted that the Kent School's site was different because everything drained into the subgrade.

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR MAY 12, 2016**

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.

Ms. Casey asked how long the project would take and Mr. Champlain noted 3 months.

Mr. Champlain asked if the Commission would like a stormwater narrative. The Commission agreed to listen to a presentation.

Mabel Gutliph from Clark Companies explained that with this system there is a 15" pipe that runs the entire drainage trench and an 18" outlet pipe. The pitch of the pipe is very flat and that reduces the flow rate of the water leaving the site. Because of that, they do not have to put a weir pipe into the system. The water is leaving slowly enough because the pitch is very flat. She noted that they also provided a flared section to disperse water and it was 85 feet away from where it would enter the wetlands. There is plenty of room to dissipate before it enters the wetland. Mr. Manes asked about rip rap at the flared end. Ms. Gutliph stated that on the 10-year storm, where they would design for rip rap, it leaves at 10 cubic feet per second and existing conditions for 14 cubic feet per second. The State of Connecticut asks that there be a reduction in each storm event. Mr. Winter asked about the storm events and Ms. Gutliph explained the 25 and 50-year storm events. Mr. Manes asked about erosion into the wetlands. Ms. Gutliph noted that she could add rip rap outside the outlet pipe. Mrs. Hayes noted that the Town Engineering firm is reviewing the application. Mrs. Hayes asked about anti tracking pads and whether it would be done when the school was closed. Ms. Gutliph showed the anti-tracking pad and said that it would be done over the summer time. Mr. Andy Vadnais, Head of the School stated that the summer programs would be up at the main campus on top of the hill. Mr. Champlain explained that the truck traffic would only last a week. He added that it was about 125 trucks.

Mike Mahoney, a representative from Musco Sports Lighting, explained that the lighting was a 4 galvanized pole design with each pole 80 feet high. Each pole has thirteen 15 watt fixtures. Two poles have fixtures on the backside to light the pedestrian area. So, 52 fixtures illuminate the playing field. The brightest point to the darkest point is 2 to 1. He added that it's a very evenly distributed design. The light is die-cast aluminum. Typically you would see spun aluminum and you could see the lights from miles around. Every one of the fixtures has an external glare control. The light that typically reflected and bounced upwards now hits the reflector and bounces up and is recaptured in an external visor. They are shielding the neighbors and players from the glare. He further explained the lights to the Commission. Some Commission members were concerned that each pole would have 13 fixtures. Mr. Mahoney further explained why they had chosen 80 foot poles. Mr. Winter asked about the grid dimension. Mr. Mahoney noted that each grid points represents 30 feet and there are horizontal foot candles. At 150 feet you are looking at 2/10 of a foot candle. A full moon is a 1/10 of a foot candle.

Mrs. Hayes asked about the schedule for the lighting. A lighting schedule was submitted.

Mr. Wyrick asked about comparing the lights to the Kent School. Mr. Mahoney explained that they have the older design with no external visors.

Mr. Mahoney explained the lighting plan to the Commission and how it was prepared.

Mr. Winter wondered if the school will be clearing snow from the fields. Mr. Vadnais noted that they certainly can.

Mrs. Hayes asked about a warming up period for the lighting. Mr. Mahoney explained that there would be a warming up and cooling down period. The School can turn the lights on and off wirelessly. Mrs. Hayes asked about what time the lighting would be turned on or off. Mr. Mahoney stated that normally it turns on at 30 minutes before sunset and turns off instantly at the time indicated on the lighting schedule.

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR MAY 12, 2016

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.

Mr. Weingarten asked if the lights were above the tree line where the neighbors could see them and Mr. Mahoney thought that they were not above the tree line. Mr. Mahoney stated a quote from an Engineer of Dark Sky Association and it was very positive toward the style of lights they are proposing.

Mr. Winter asked about responses to a letters sent to the adjoining property owners. Mr. Vadanais noted that they did not.

Mrs. Hayes noted that the Kent School probably only lights their field 8 or 9 times in the fall. They discussed the extensive lighting schedule. The lighting schedule is attached to these minutes. Mr. Vadanais noted that the schedule was the maximum lighting and could be less.

Mr. Vadanais noted that they would like to rent out the fields to soccer clubs if possible.

Mr. Manes noted that 6 p.m. was pretty early and did not see a big impact to the neighbors.

Mr. Winter noted that the bigger impact would be traffic and parking. He added that they would be using it in the winter time now, so it would be used more often.

Mrs. Hayes noted that she would send the lighting plan to Anchor Engineering.

Mrs. Hayes noted that they are waiting for a response from the town engineer and from the Wetlands Commission.

The Commission discussed their concerns about the project. They would like to receive a lighting schedule each year. Mr. Winter added that he was happy to see that the abutting property owners were notified about the lighting and what the applicant wanted to do.

Mr. Manes moved to continue Application #23-16SP and #24-16C, South Kent School Corporation, 0 Bulls Bridge Road, artificial turf, drainage and associated grading, Map 6 Block 38 Lot 2 to the next regular meeting. Mr. Weingarten seconded and the motion carried unanimously.

Mr. Chavka and Mr. Cherniske returned to the meeting.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1.** Supremas Properties, Inc., modification to Site Plan Application #119-07C, Kent Town Center Association, alternative signage program to include a 24" x 36" projecting sign for The Covered Wagon Country Store, Map 19 Block 14 Lot 2.

Diann Kite was present for the application. She noted that her store would be like the Vermont Country Store. She would like a cute sign with horses and wagon and explained the colors. It would be a hanging sign similar to the ones that exist on the Kent Town Center. Mrs. Hayes noted that they got approval from Architectural Review Board and also the Kent Town Center.

Mr. Manes moved to approve Supremas Properties, Inc., modification to Site Plan Application #119-07C, Kent Town Center Association, alternative signage program to include a 24" x 36" projecting sign for The Covered Wagon Country Store, Map 19 Block 14 Lot 2. Mr. Cherniske seconded and the motion carried unanimously.

TOWN OF KENT PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FOR MAY 12, 2016

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.

6.B.2. Modification to Application #63-15C, Arthur H. Howland & Associates, P.C., for Kent Center, LLC., 9 Maple Street, traffic and pedestrian circulation improvements, signage, relocation of structures, Map 19 Block 42 Lot 35, modifications to include replacement of raised speed tables with rumble stripping.

6.B.3. Modification to Application #64-15C, Arthur H. Howland & Associates, P.C. for Kent Center, LLC, 10 North Main Street, traffic and pedestrian circulation improvements, signage, relocation of structures, Map 19 Block 42 Lot 29 modification to include replacement of raised speed tables with rumble stripping.

Agenda items 6.B.2. and 6.B.3. were heard as one agenda item.

Messrs. Cherniske, Manes and Wyrick recused themselves from the discussion.

Mr. Winter elevated Mr. Weingarten and Ms. McAndrew to voting status.

Mr. Szymanski, Professional Engineer, explained the modification of the raised speed tables. He explained where they were located. He explained that they would need bollards with the speed tables. He would like to use a textured material instead of the negative aspects of the bollards. He noted that was the only change.

Mr. Winter did not think it would work as well as the speed table. If you could ride a wheelchair across it, he does not think there is enough impact to slow down the vehicles.

Ms. Hicks asked if the only difference was the height and Mr. Szymanski noted that it was. Mr. Winter noted that it was a big change in height for safety purposes.

Mr. Szymanski noted that the plow would catch the speed tables too. Mrs. Hayes mentioned a dip, but Mr. Szymanski noted that it would need drainage.

Mr. Weingarten noted that they did not require speed bumps and that it was not a code, but Mr. Winter noted that they approved the plan as presented. He added that he thinks it works less. He wonders what would happen next week. Mr. Szymanski noted that it was a large project and there would be changes periodically. The handicap parking would be coming back to the Commission.

Mr. Szymanski stated that it would not be as extreme as the speed table they were originally proposing.

Mrs. Hayes asked if there was anyway the applicant could make it more pronounced. Mr. Szymanski stated that he could raise it a couple of inches. He noted that the crosswalks could be raised slightly outside the 36" ADA accessible area.

Mr. Winter asked how many bollards they needed and Mr. Szymanski noted that there would have been about 40.

Mr. Szymanski noted that it was the aesthetics of the bollards that prompted the change.

Mr. Weingarten moved to approve agenda item 6.B.2. Modification to Application #63-15C, Arthur H. Howland & Associates, P.C., for Kent Center, LLC., 9 Maple Street, traffic and pedestrian circulation improvements, signage, relocation of structures, Map 19 Block 42 Lot 35, modifications to include replacement of raised speed tables with rumble stripping and agenda item 6.B.3. Modification to Application #64-15C, Arthur H. Howland &

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR MAY 12, 2016

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.

Associates, P.C. for Kent Center, LLC, 10 North Main Street, traffic and pedestrian circulation improvements, signage, relocation of structures, Map 19 Block 42 Lot 29 modification to include replacement of raised speed tables with rumble stripping. Ms. McAndrew seconded.

During discussion, Mr. Winter asked Mr. Weingarten if he would like to include the provision to raise the rumble strips a couple of inches. Mr. Szymanski said that he would need to obtain approval from the Building Official. Mr. Winter asked what would happen if Mr. Jenks said no. Mr. Szymanski replied that he would have to appear before the Commission once again. Ms. Hayes suggested that it could be done via a letter which she could read before the Commission rather than having Mr. Szymanski appear before them again. Mr. Szymanski said that he would find out if raising the rumble stripping an inch to an inch and a half would work. Mr. Winter said that if the Building Official does not agree, the Commission would then be approving this as presented. Ms. McAndrew asked for clarification. Mr. Winter said that Mr. Szymanski would like the raising of the rumble strips contingent upon approval by the Building Official. Mr. Szymanski said that in order to make it clear, they were volunteering that if an inch to an inch and a half was not acceptable to the Building Official, he would come back before the Commission. He said that there was no need to make it contingent upon the approval, because if the Building Official does not approve the height adjustment, Mr. Szymanski cannot build it and he would be required to return to the Commission. Mr. Winter agreed. Mr. Chavka asked if the Fire Marshal had to approve it as well. Mr. Szymanski said that he would check with him as well. With no further discussion, Mr. Winter said that the motion stands as presented.

The motion carried unanimously.

6.B.4. Application #31-16C, William Morrison for Irvlen Equity, LLC, 0 North Main Street, construction of new retail gallery, Map 19 Block 42 Lot 9.

John Allee, Architect, William Morrison and Pat Hackett, Engineer and Anna who works for John Allee, were present for the application. Mr. Allee stated that they had new plans to submit that address most of the issues in the staff report.

Mr. Hackett stated there would be an entrance 24' as an access aisle. There would be paving where handicap is located, but the rest would be gravel. He showed the contours and explained at the south property line they raised the building to save the trees in that area. In the southeasterly portion there is a 12' deep dry well and also 2 more on the site. In the units themselves, they are able to hold 1" of roof drains. He noted that it was all sand and gravel and that a gas station was located on site in the past. He showed the proposed site plan to the Commission.

Mr. Weingarten asked about UST's on the property. Mr. Hackett said there is monitoring. Mr. Manes noted that they remediated it when they took the building down. Mr. Hackett noted that he would try to get ahold of the report.

Mr. Allee explained the dimensions to the setback, which they met. For lighting, they had proposed 2-12 foot poles that are full cut-off. They also proposed lighting underneath the entry and path lighting. And there was lighting on the storage building.

Mr. Allee explained the landscaping. He noted that he would have sculptures on the property so they did not want to clutter it up with landscaping. The idea would be a grass plant that the building is floating inside of. The parking is depressed and the lawn plateau is even with the sidewalk. He added the existing landscaping buffers the building from Greenward Way. Mr. Hackett has asked for a waiver for the 10' buffer. Mrs. Hayes noted that they would need a variance from the Zoning Board of Appeals. She added that the parking area is too close to the property line. She also added that the distance from the parking to the building has been changed. There was a regulation that said the Commission could, in lieu of the 10' buffer requirement, approve appropriate screening.

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR MAY 12, 2016**

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.

It was noted that a variance would not be needed if the Commission allows it. Mr. Allee asked if a fence could be used instead of the 10' buffer. Mrs. Hayes noted that the applicant would need to have the Architectural Review Board review the fence. She also noted that because of the size of the building, the Town Engineering Firm would review it. Mrs. Hayes noted that the Commission has some discretion on the parking in the front of the building. Mr. Hackett noted that if they moved the parking, they would need to make a change in the building design. Commission members noted that the surrounding buildings have parking in the front of the building.

Mr. Winter asked about the use of the property being retail. Mrs. Hayes noted that the building would be attached by a breezeway. The storage building was reduced to less than 9,000 s.f. Mr. Winter questioned the regulation for the 9,000 s.f. Mrs. Hayes noted that it does not meet the criteria. 8.1.4 is a retail use by right. 8.2.14 is commercial structures. Mr. Winter did not think that they have to follow that regulation because they were applying under a retail establishment. Mrs. Hayes noted that it would need a special permit because of the size. Mr. Winter noted that there was nothing in regulations that requires the accessory building to be smaller than the main building.

Mr. Allee noted that they could move the building, but that would not allow 10'. They would need to move the parking or propose a fence. The Commission seemed in favor of the fence.

Mr. Manes asked about the sheeting of the water. Mr. Hackett, noted that the dry wells would pick up the groundwater also. Mr. Hackett noted that they would need maintenance every so often.

Mr. Winter questioned snow plowing/removal. Mr. Allee noted that they did not look at it fully, but showed an area by the storage building that they could store snow.

Mr. Manes asked about the fencing. The applicant noted that they would not install a fence on the back of the property.

The Commission and applicant discussed moving the driveway and parking area to meet the 10' requirement. They also noted the existing trees on the property.

Mr. Winter asked about the stockpile location. Mr. Hackett showed the area on the new plan. Mr. Winter noted that the applicant would need to provide how much material would be removed from the property. Mr. Hackett noted that they would like to take the material out. Mrs. Hayes noted that removing 300 c.y. or more would be a special permit. Mr. Hackett noted that he would do the calculations.

Mrs. Hayes explained what type of information the Town Engineering Firm would be looking at.

Mr. Hackett noted that he would try to put as many calculations on the plan as possible.

Mrs. Hayes asked about the farmer's market. Mr. Morrison noted that he would like to keep the farmer's market for the town. He showed the area where he would like them to be located. Mr. Allee noted that they would be building a bocce court and they could be placed there. And when they are not there, they would put a sculpture in the area.

Mrs. Hayes noted that the applicant would need to add the farmer's market to the application. Mrs. Hayes noted her concern was cars parking on Greenward Way. Mr. Morrison noted the hours are 3-6 on Friday and on Saturday morning are 10-12. Mrs. Hayes noted that Saturday morning were for CSA pickups. Mr. Morrison noted that there would be a 2 hour overlap with his hours on Friday. He suggested that the Farmer's Market could possibly change the hours. Mr. Morrison noted that this year there would be more vendors and that there was

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR MAY 12, 2016**

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.

plenty of parking. He added that he would monitor and tell people when and where to park. Mr. Morrison stated that if it becomes a problem, he would tell them that he could not do it anymore.

Mrs. Hayes stated that the discussion of the farmer's market should be on the record. Mr. Manes stated that he does not think the farmer's market would work this year during construction. Ms. Casey noted that there would be safety issues during construction. Mr. Morrison stated that if it would be a safety issue, he would tell the farmer's market that it would not work. The Commission and Mr. Morrison discussed the farmer's market during the construction of the site. Mrs. Hayes noted that last year's approval for the farmer's market was for one year. They would need to come back for approval. Mrs. Hayes noted that she did not think the farmer's market this year would work. Mr. Morrison stated that during construction, he would tell the farmer's market that they could not be on site because of the liability. Ms. McAndrew added that the farmer's market should know right away to find another place.

Mr. Manes asked why Mr. Morrison would choose retail instead of gallery. Mrs. Hayes noted that gallery is not a use in the zone.

Mr. Winter voted that the parking should be calculated for retail. Mr. Manes wondered about the parking for storage. He stated that they have to calculate parking for the storage building because he does not know of any building that does not have parking. Mrs. Hayes noted that it was an accessory building. Mr. Allee noted that they have 4 extra spots. Mrs. Hayes noted that the retail parking does not include storage.

The Commission then briefly discussed the breezeway attaching the buildings together and whether that was considered one building.

Mr. Wyrick asked about the overhead doors and noted that was additional parking.

Mr. Winter would like them to label the loading zone on the plan.

Mr. Allee noted that the dumpster was placed on the plan and the Commission was concerned with screening for it. Mrs. Hayes noted to put it in and if you can see it, then to place the fencing around it. Mr. Morrison asked about having a dumpster. He never uses one. He uses a 10 yard dumpster and unloads it in 2 days. He asked if he could not have a dumpster. Mrs. Hayes noted that it was considered a receptacle either way and would need to be screened. Mr. Morrison then noted that he would actually have a dumpster.

Mr. Weingarten questioned the storage facility. He wondered if the storage building would be aluminum and look terrible. Mr. Morrison stated that it would look nice. Mr. Winter noted that the Architectural Review Board approved it already.

Mr. Manes moved to continue Application #31-16C, William Morrison for Irvlen Equity, LLC, 0 North Main Street, construction of new retail gallery, Map 19 Block 42 Lot 9 to the next regular meeting. Mr. Cherniske seconded and the motion carried unanimously.

- 6.B.5.** Modification to site plan application #72-07C, Housatonic Enterprises, Kent Green alternative signage program to include: one 18" x 72" wall sign and one 36" x 36" wall sign for Black Sheep Yarns, Map 19 Block 42 Lot 8.

Mrs. Hayes noted that the new location of Black Sheep Yarns. She showed the Commission the signs and noted that it was just a modification to the site plan. She noted that she was not sure if the gable end sign could be seen from Route 7 and would need Architectural Review Board review. Mr. Winter did not think so. Ms. Casey thought the bank was in the way. The Commission agreed that it was not in view from Route 7.

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR MAY 12, 2016**

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.

Mr. Manes moved to approve Modification to site plan application #72-07C, Housatonic Enterprises, Kent Green alternative signage program to include: one 18" x 72" wall sign and one 36" x 36" wall sign for Black Sheep Yarns, Map 19 Block 42 Lot 8. Ms. Hicks seconded and the motion carried unanimously.

5.B.1. Rewrite of Zoning Regulations

Ms. Hicks noted that if the Commission did not have Mr. Chalder at the meeting, they would need to have another meeting with Mr. Chalder. Mr. Cherniske thought that it would drag out if Mr. Chalder was not at the meeting. Mr. Manes and Mr. Winter stated that they would like Mr. Chalder to be at the meeting. Ms. Casey and Mr. Wyrick agreed. Mrs. Hayes said that she would send out a doodle poll and tell Attorney Zizka that the Commission would like Mr. Chalder to be present.

Mr. Manes stated that the Commission approved a use that was extensive at the Kent Village Barns and what has happened has cause the use of that shopping complex to increase extensively. He noted that the Commission should be aware of that. Originally when the shopping complex was approved, there was not an extensive use and with the recent changes, there is now increased traffic flow. Mr. Manes noted that he see the continuation of bringing in more extensive uses. He added that everything keeps intensifying. Mr. Winter stated that everything they were asked to do fit within the regulations, even though it was a difficult situation. Mr. Wyrick noted that it was not a bad thing; the economy is increasing. Mr. Winter noted that the Commission could utilize a parking study to determine adequate parking in the town. Mrs. Hayes noted that she would look into that.

Ms. Hicks was concerned about uses in the parking regulations not a permitted use in the district regulations.

Mr. Weingarten asked about changing regulations in the future. Mrs. Hayes noted that it would require a public hearing and would need to follow the process for about 90 days.

7. STAFF REPORT:

Mrs. Hayes stated that the Sacred Heart Church will be holding a concert in the Bird Seed store. She noted that it turns out a woman, who is involved with the Sacred Heart Church, would like to use the concert to promote more community involvement by the Church. Also, to raise some funds for the Church. The Fire Marshal stated that the maximum capacity was 85 people in the store. The woman presented a floor plan and noted that the concert would be from 6:30-8:30 and there would be vendors making money for the church. She added that Mr. Bill Jenks did not have an issue with the proposal although they would need a portable potty. Mrs. Hayes noted that she did not think the concert was an accessory use for the Bird Seed Store. She added that the Green has housed a car show, road race, etc. So, she felt that the Kent Green has a history of these types of events. Mr. Manes noted that he was not opposed to it. Mrs. Hayes stated that it is not an accessory use, but it was a one shot deal for a good cause. The Commission noted that they appreciated her letting them know.

7.A. Executive Session. Pending Litigation: Planning & Zoning Commission of the Town of Kent Et Al v. Burt, Kenton L. Et Al, Docket No. LLI-CV-16-6013331-S in Litchfield Superior Court. Discussion of strategy and negotiations with legal counsel.

Mr. Manes moved to go into Executive Session. Pending Litigation: Planning & Zoning Commission of the Town of Kent Et Al v. Burt, Kenton L. Et Al, Docket No. LLI-CV-16-6013331-S in Litchfield Superior Court. Discussion of strategy and negotiations with legal counsel at 9:42 p.m. Mr. Weingarten seconded and the motion carried unanimously.

TOWN OF KENT PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FOR MAY 12, 2016

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.

The Commission came out of Executive Session at 9:52 p.m.

8. REPORT OF OFFICERS AND COMMITTEES:

No action taken.

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance

No action taken.

9.B. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Volume XX, Issue 2, Spring 2016

No action taken.

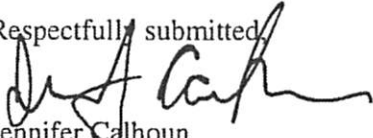
9.C. NHCOG Referral Response: New Milford to Allow School Caretaker Unit and Medical Marijuana Dispensary Facilities.

Mrs. Hayes noted that she felt the Town of New Milford was cleaning up its zoning regulations and wanted to keep the Commission abreast on the Medical Marijuana Facilities.

10. ADJOURNMENT

Mr. Wyrick moved to adjourn at 9:55 p.m. Mr. Manes seconded and the motion carried unanimously.

Respectfully submitted,


Jennifer Calhoun
Land Use Clerk

RECEIVED FOR RECORD
KENT TOWN CLERK
2016 MAY 19 A 10:54
BY 
TOWN CLERK

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR MAY 12, 2016

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.



SOUTH KENT
SCHOOL
Global. Learning. Environment.

Received
5/12/16

Proposed Turf Field Lighting Schedule

June - None

July - None

August - Last week M, W, F 7-9pm

September - Last three F 7-9pm

October - 2nd/4th F 7-9pm

November - 1st 3 weeks 4:30-6:30pm

December - 1st 2 weeks Tu, Th 4-6pm

January - Tu, Th 4-6pm

February - Tu, Th 4-6pm

March - None

April - F 7-9pm

May - F 7-9pm