

**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

**OCTOBER 13, 2016 SPECIAL MEETING MINUTES**

The Town of Kent Planning and Zoning Commission held a special meeting on Thursday, October 13, 2016 at 6:00 p.m. in the Kent Town Hall.

**1. CALL TO ORDER**

Mr. Johnson called the meeting to order at 6:04 p.m.

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

Commissioners Present: John Johnson, Chairman; Karen Casey, Darrell Cherniske, Alice Hicks, Adam Manes, Anne McAndrew, Marc Weingarten, Matt Winter, Wesley Wyrick

Staff Present: Donna Hayes, Land Use Administrator

Mr. Johnson elevated Mr. Weingarten to voting status.

**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):**

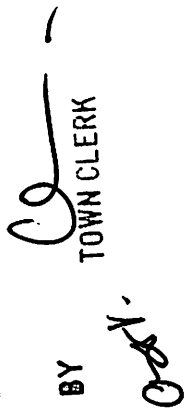
No action taken.

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

**5.B.1. Rewrite of Zoning Regulations**

**5.B.1.a. Discussion regarding zone change to the rural district side of Maple Street Extension.**

The purpose of the discussion was to decide if the rural district side of Maple Street Extension should be changed based on the fact that Town sewer and water lines were now available.

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TOWN OF KENT PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES FOR OCTOBER 13, 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.

Based on the information that was gathered, there are 11 properties that would be affected by the change with a majority of the properties having been developed prior to adoption of the zoning regulations. One lot consists of 78.66 acres and one is 8.64 acres. The larger of the two is quite steep and probably could not be developed with the second lot being part of the most recent discussion regarding an Incentive Housing Zone overlay district. The rest of the lots run between .21 acres and 2 acres.

Discussion was based on the area being converted into either Village Center - Residential 1 or Village Center – Residential 2. Ms. Hayes said that the one thing she did not want to see happen was an increase or the creation of non-conforming lots. Mr. Manes suggested that the area be changed to Village Center – Residential 1 since the minimum lot area for that zone is 10,000. While that would cover most of the sizes of the lots, there was no way to determine whether or not the other criteria for each zone would be in compliance.

With regard to the largest of the lots, the concern with converting the area to VC-R1 was based on the fact that quite a large subdivision could possibly be constructed at the top of the hill allowing for a larger density development. While that would be in keeping with the density of the VC-R1 zone, it was felt that the steepness of the slope would be a deterrent to future development.

With regard to the next largest lot, concern was expressed that changing the lot from a rural district classification could impact the most recent study that was done by the Incentive Housing Zone Sub-Committee. The Commission was also concerned about how it could affect the construction of the connector road.

It was decided that Ms. Hayes contact Mr. Chalder and ask him what he thought the effects would be if the area were changed to:

- a) Village Center – Residential 1
- b) Village Center – Residential 2
- c) Changing lot 4/42/1 to Village Center – Commercial and the rest to either VC-R1 or VC-R2; or
- d) Leaving the area as it is and make no changes

#### **5.B.1.b. Discussion regarding “shopping center”.**

Mr. Johnson started the discussion by stating that “shopping center” was a separate use and concept of areas with shared parking and suggested that it be changed to something else. He continued that if a large complex does not have enough parking for their tenants/patrons, that would not be a concern for the Commission but something that the landlord/property owner would have to address. Mr. Weingarten did not agree and stated that his concern is that the parking would then overflow onto connecting streets/parking areas.

Mr. Manes commented that during the creation of the Village Barns, it was always the developer’s belief that the area would only house office and medical offices; there was never any intention of large restaurants. Ms. Hayes said that after reading the minutes of discussion on the application, she felt that they used the parking requirement of “shopping center” because they did not know who the tenants were going to be.

Mr. Winter asked if parking is based on the “shopping center” designation for the Kent Town Center and the Kent Village Green. Ms. Hayes said that she felt that it was for the Kent Town Center and not for the Village Green. Based on the Village Green parking chart she has in her office, she believes that Mr. Casey assigned parking based on each building’s individual use. The Commission agreed that parking would not be an issue at the Village Green. Mr. Weingarten said that parking would be an issue at the Kent Town Center if a restaurant were to move into the complex because there is not enough parking.

Ms. Casey said that she remembers Mr. Chalder talking about a few towns that have specific parking calculations that they use when it comes to assigning parking. Ms. Hayes said that she remembers him mentioning a town that only requires businesses to reach 80% of the parking requirement.

Mr. Winter asked Ms. Hayes to please double check whether or not the parking at the Kent Town Center is calculated on the "shopping center" designation.

It was decided that Ms. Hayes contact Mr. Chalder and ask that he gather some information on parking formulas that might exist in similar towns; possibly create a simple formula to calculate parking; and come up with a better title for the parking designation "shopping center".

**6. NEW BUSINESS:**

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

No action taken.

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

No action taken.

**7. STAFF REPORT:**

No action taken.

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

No action taken.

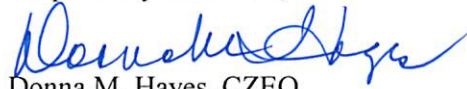
**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**


No action taken.

**10. ADJOURNMENT**

*Mr. Winter moved to adjourn at 7:00 p.m. Mr. Manes seconded and the motion carried unanimously.*

Respectfully submitted,

  
Donna M. Hayes, CZEO  
Land Use Administrator

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