

RECEIVED FOR RECORD
KENT TOWN CLERK
2016 JUL 18 A 10:17
BY
TOWN CLERK

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

JULY 14, 2016 REGULAR MEETING MOTIONS

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, July 14, 2016 at 7:00 p.m. in the Kent Town Hall.

1. CALL TO ORDER

Mr. Johnson called the meeting to order at 7:05 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, Wes Wyrick

Staff Present: Donna Hayes, Land Use Administrator

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

Mr. Manes moved to add agenda items 6.B.4. Application #54-16C, Adam Osborne for Nancy Wilsea, 211 Kent Hollow Road, selective timber harvest in Horizonline Conservation District, Map 16 Block 27 Lot 1; 6.B.5. Northwest Hills COG Wayfinding Signage for Town of Kent; and 6.B.6., Kent Affordable Housing, Inc., 19 Maple Street Extension, lot configuration, Map 4 Block 42 Lot 5 to the agenda. Mr. Cherniske seconded and the motion carried unanimously.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes of June 9, 2016.

Mr. Manes moved to approve the Regular Meeting Minutes of June 9, 2016, as amended. Mr. Cherniske seconded and the motion carried unanimously.

3.B. Special Meeting Minutes of June 30, 2016.

Mr. Manes moved to approve the Special Meeting Minutes of June 30, 2016, as submitted. Mr. Weingarten seconded and the motion carried unanimously.

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MOTIONS FOR JULY 14, 2016

These are draft motions. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these motions.

4. PUBLIC COMMUNICATIONS (ORAL):

No action taken.

Mr. Manes moved to hear agenda item 6.B.3. at this point in the meeting. Mr. Wyrick seconded and the motion carried unanimously.

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

No action taken.

6. NEW BUSINESS:

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

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

6.A.1. Application #45-16SP and #46-16C, South Kent School Corporation, 0 Bulls Bridge Road, athletic field lighting, Map 6 Block 38 Lot 2.

Mr. Johnson opened the public hearing at 7:15 p.m. and read the legal notice into the record.

Mr. Wyrick moved to close the public hearing at 7:39 p.m. Ms. McAndrew seconded and the motion carried unanimously.

Mr. Weingarten moved that the Kent Planning and Zoning Commission approve the applicant's Application #45-16SP and #46-16C, South Kent School Corporation, 0 Bulls Bridge Road, athletic field lighting, Map 6 Block 38 Lot 2.

This resolution is approved subject to the following conditions:

- 1. The Commission considers the factual representations made by the applicant and its agents, representatives and consultants with regard to the nature, scope, location, extent, timing, frequency and all other aspects of the proposed use to have been critical in the Commission's determination that the Special Permit could properly be approved. Therefore, the applicant shall be bound by all such factual representations as though expressly made conditions of this approval, except as modified by this resolution. The applicant's factual representations include, but are not limited to, those made in the following documents:*

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MOTIONS FOR JULY 14, 2016**

These are draft motions. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these motions.

- A. *Special Permit application dated June 15, 2016.*
 - B. *Site Plan application, with attachments, dated June 15, 2016.*
 - C. *South Kent School Multi-Use Athletic Field, Lighting Layout and Details dated April 22, 2016, prepared by Clark Companies, Catella Engineering, LLC, #C7 and C8.*
 - D. *South Kent School 2016 – 2017 Turf Field Lighting Schedule received June 9, 2016.*
 - E. *2016/17 So Kent School Light Schedule prepared by the Land Use Office.*
2. *That a lighting schedule be submitted to the Land Use Office for approval by the Planning & Zoning Commission prior to the commencement of that subsequent year's schedule.*
 3. *That each condition attached to this special permit approval is an integral part of the approval and inseparable from it. Should any of the conditions attached hereto be found by a court of competent jurisdiction on appeal to be void, then, in that event, the special permit granted herein is void and of no legal effect.*
 4. *The violation of any of the conditions of this special permit approval may be grounds for revocation of the special permit pursuant to section 4.15.8 of the Zoning Regulations.*

In granting the above special permit application, the Commission states on its record that, in the Commission's judgment, the proposed project will conform to the requirements of the Rural District and that it 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 1st day of August, 2016.

Mr. Wyrick seconded and the motion carried unanimously.

With the arrival of Ms. Hicks during this discussion, Mr. Johnson returned Ms. McAndrew to alternate status.

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

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1. General Statutes Section 8-24 Referral:** Planning & Zoning approval for the improvement of the lot known as 0 Railroad Street, Town of Kent, Map 19 Block 42 Lot 14.

Mr. Manes moved to approve the improvement of the lot known as 0 Railroad Street, Town of Kent, Map 19 Block 42 Lot 14. Mr. Weingarten seconded and the motion carried unanimously.

- 6.B.2. Lot Line Adjustment between Carol Lenz, Trustee, 31 Ore Hill Road, Map 11 Block 34 Lot 13 and Robert Lenz, Trustee, 33 Ore Hill Road, Map 11 Block 34 Lot 14.**

Mr. Manes moved to approve the Lot Line Adjustment between Carol Lenz, Trustee, 31 Ore Hill Road, Map 11 Block 34 Lot 13 and Robert Lenz, Trustee, 33 Ore Hill Road, Map 11 Block 34 Lot 14. Mr. Wyrick seconded and the motion carried unanimously.

TOWN OF KENT PLANNING AND ZONING COMMISSION REGULAR MEETING MOTIONS FOR JULY 14, 2016

These are draft motions. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these motions.

- 6.B.3.** Application #50-16C, Jayne Ridgeway for Mary C. Williams, 0 South Main Street, temporary location of Farmer's Market during Morrison Gallery construction, Map 19 Block 12 Lot 6.

Mr. Manes moved to approve Application #50-16C, Jayne Ridgeway for Mary C. Williams, 0 South Main Street, temporary location of Farmer's Market during Morrison Gallery construction, Map 19 Block 12 Lot 6. Ms. Casey seconded and the motion carried unanimously.

- 6.B.4.** Application #54-16C, Adam Osborne for Nancy Wilsea, 211 Kent Hollow Road, selective timber harvest in Horizonline Conservation District, Map 16 Block 27 Lot 1.

Ms. Hicks recused herself from this discussion. Mr. Johnson elevated Ms. McAndrew to voting status.

Ms. McAndrew moved to approve Application #54-16C, Adam Osborne for Nancy Wilsea, 211 Kent Hollow Road, selective timber harvest in Horizonline Conservation District, Map 16 Block 27 Lot 1 contingent on Inland Wetlands approval. Mr. Wyrick seconded and the motion carried unanimously.

- 6.B.5.** Northwest Hills COG Wayfinding Signage for Town of Kent.

No action taken.

7. STAFF REPORT:

Mr. Manes move to hear agenda item 7.A. at the end of the meeting. Mr. Cherniske seconded and the motion carried unanimously.

- 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.**

At 8:40 p.m., 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. Mr. Cherniske seconded and the motion carried unanimously.

The Commission came out of Executive Session at 8:51 p.m.

8. REPORT OF OFFICERS AND COMMITTEES:

- 8.A. Presentation of Incentive Housing Zone Subcommittee**

Mr. Manes moved to continue Presentation of Incentive Housing Zone Subcommittee to the next regular meeting. Mr. Weingarten seconded and the motion carried unanimously.

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MOTIONS FOR JULY 14, 2016**

These are draft motions. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these motions.

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Draft Recommendations for Regional Transportation Plan

No action taken.

9.B. Administrative Permits and Certificates of Compliance

No action taken.

9.C. *The Capitol Update – June 2016*

No action taken.

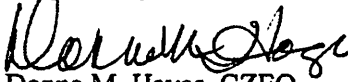
9.D. 2015 Annual Monitoring Report, Natural Resources Management Plan, Bull's Bridge Golf Club.

No action taken.

10. ADJOURNMENT

Mr. Wyrick moved to adjourn at 8:51 p.m. Ms. Casey seconded and the motion carried unanimously.

Respectfully submitted,



Donna M. Hayes, CZEO
Land Use Administrator

RECEIVED FOR RECORD
KENT TOWN CLERK

2016 JUL 18 A 10:17

BY

TOWN CLERK



**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MOTIONS FOR JULY 14, 2016**

These are draft motions. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these motions.