

**TOWN OF KENT**  
**PLANNING AND ZONING COMMISSION**  
41 Kent Green Boulevard  
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Phone (860) 927-4625 Fax (860) 927-4541

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KENT TOWN CLERK

2016 FEB 16 A 11:00

*B. W. Wyrick*  
TOWN CLERK

**FEBRUARY 11, 2016 REGULAR MEETING MOTIONS**

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, February 11, 2016 at 7:00 p.m. in the Kent Town Hall.

**1. CALL TO ORDER**

Mr. Johnson opened the meeting at 7:29 p.m.

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

Commissioners Present: John Johnson, Chairman; Karen Casey, Richard Chavka, Darrell Cherniske, Anne McAndrew, Adam Manes, Matt Winter, Wes Wyrick

Staff Present: Donna Hayes, CZEO  
Jennifer Calhoun, Land Use Clerk

Mr. Johnson elevated Mr. Chavka to voting status.

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

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

*Mr. Winter moved to approve the Regular Meeting Minutes of January 14, 2016, as written. Mr. Manes seconded and the motion carried unanimously.*

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

*Mr. Manes moved to add "High Watch Complaint by Linda Palmer" as item 6.B.1. to the agenda. Mr. Winter seconded and the motion carried unanimously.*

*Mr. Manes moved to hear agenda item 6.A.1. at this point in the meeting. Ms. Casey 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.

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

- 5.B.1.** Application #97-15C, 3 Maple Street, LLC, change of use from retail to restaurant, Map 19 Block 42 Lot 33.

Mr. Wyrick left the meeting at this point in time. Mr. Manes and Mr. Cherniske recused themselves from this discussion. Mr. Johnson elevated Ms. McAndrew to voting status.

*Mr. Winter moved to continue Application #97-15C, 3 Maple Street, LLC, change of use from retail to restaurant, Map 19 Block 42 Lot 33 to the next meeting. Ms. McAndrew seconded and the motion carried unanimously.*

Mr. Manes and Mr. Cherniske returned to the meeting at this point in time.

- 5.B.2.** 2014 Annual Monitoring Report, Natural Resource Management Plan, Bull's Bridge Golf Club.

No action taken.

*Mr. Winter moved to hear agenda item 6.B.1. at this point in time. Mr. Manes seconded and the motion carried unanimously.*

- 5.B.3.** Rewrite of Zoning Regulations – identification of sections to be sent to attorney for review.

No action taken.

**6. NEW BUSINESS:**

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

- 6.A.1.** Applications #05-16SP and #06-16C, Joseph Tobin, 575 Skiff Mountain Road, accessory dwelling unit, Map 7 Block 17 Lot 3.

Mr. Johnson opened the public hearing at 7:32 p.m. and read the public notice into the record.

*Mr. Manes moved to close the public hearing at 7:40 p.m. Mr. Winter seconded and the motion carried unanimously.*

*Mr. Winter moved to approve the following waivers: 4.3.3., 4.3.8., 4.3.9., 4.3.10., 4.3.11., 4.3.12., 4.3.13. and 4.3.14. Mr. Manes seconded and the motion carried unanimously.*

*Mr. Manes moved to approve Applications #05-16SP and #06-16C, Joseph Tobin, 575 Skiff Mountain Road, accessory dwelling unit, Map 7 Block 17 Lot 3. Mr. Wyrick seconded and the motion carried unanimously.*

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

- 6.B.1.** High Watch Complaint by Linda Palmer

No action taken.

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**7. STAFF REPORT:**

7.A. Cease and Desist Order: 8 South Road, Map 10 Block 40 Lot 38

No action taken.

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

No action taken.

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

9.A. Administrative Permits and Certificates of Compliance

No information was provided to the Commission; no action taken.

9.B. Northwest Hills Transportation Vision and Policies, Draft 1-11-16 and Regional Transportation Wish List, NWHCOG, as of 1-14-2016

No action taken.

9.C. *Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletter, Winter 2016.*

No action taken.


9.D. Communication from Connecticut Federation of Planning & Zoning Agencies regarding CFPZA Annual Conference – March 17, 2016.

No action taken.

**10. ADJOURNMENT**

*Mr. Winter moved to adjourn at 9:23 p.m. Mr. Manes seconded and the motion carried unanimously.*

Respectfully submitted,

  
Donna M. Hayes, CZEO  
Land Use Administrator