

**TOWN OF KENT**  
**PLANNING AND ZONING COMMISSION**  
41 Kent Green Boulevard  
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Kent, CT 06757  
Phone (860) 927-4625 Fax (860) 927-4541

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2015 APR 24 A 8:43

BY *Donna Brady*  
TOWN CLERK

**APRIL 23, 2015 SPECIAL MEETING MOTIONS**

The Town of Kent Planning and Zoning Commission held a special meeting on Thursday, April 23, 2015 at 6:00 p.m. in the Kent Town Hall.

**1. CALL TO ORDER**

Mr. Johnson called the meeting to order at 6:16 p.m.

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

Commissioners Present: John Johnson, Chairman; Karen Casey, Darrell Cherniske, Adam Manes, Matt Winter

Staff Present: Donna M. Hayes, Land Use Administrator

Guest Present: Glenn Chalder, Planimetrics

**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.** Application #'s 16-15SP and 17-15C, Kent Affordable Housing, 15 Maple Street Extension, phase 2 construction of 5 affordable housing units, attached manager's office and associated site work, Map 4 Block 42 Lot 4.

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SPECIAL MEETING MOTIONS FOR APRIL 23, 2015

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 minutes.

*Mr. Manes moved that the Kent Planning and Zoning Commission approve Application #'s 16-15SP and 17-15C, Kent Affordable Housing, 15 Maple Street Extension, phase 2 construction of 5 affordable housing units, attached manager's office and associated site work, Map 4 Block 42 Lot 4.*

*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:*
  - A. Special Permit application dated March 7, 2015.*
  - B. May 29, 2014 letter from Donna M. Hayes, Land Use Administrator, regarding Zoning Board of Appeals approval of application #05-14.*
  - C. June 23, 2014 letter from Donna M. Hayes, Secretary/Clerk, enclosing formal variance.*
  - D. Site Plan application dated March 7, 2015.*
  - E. Proposed Site Plan, Stuart Farm Apartments Phase II Expansion, by Brian Neff, L.E., dated March 6, 2015.*
  - F. Soil Erosion and Sediment Control Plan, Stuart Farm Apartments Phase II Expansion, by Brian Neff, L.E., dated March 5, 2015.*
  - G. Zoning Location Survey Prepared for Kent Affordable Housing, Inc. Stuart Farms, by Robert L. Hock, LLS, dated November 16, 2012 and revised to March 4, 2015.*
  - H. Stuart Farms Apartments Phase II, Units F & G Floor Plans & Elevations, page 1, by Stephen Lasar Architects, AIA, dated March 6, 2015.*
  - I. Stuart Farms Apartments, Units H, I & J Floor Plans, page 2, by Stephen Lasar Architects, AIA, dated March 6, 2015.*
  - J. Stuart Farms Apartments, Units H, I & J Floor Plans, page 3, by Stephen Lasar Architects, AIA, dated March 6, 2015.*
  - K. Stuart Farms Apartments, Elevations, page 4, by Stephen Lasar Architects, AIA, dated March 6, 2015.*
  - L. Stuart Farms Apartments, Elevations, page 5, by Stephen Lasar Architects, AIA, dated March 6, 2015.*
  - M. February 19, 2015 letter from the Kent Sewer Commission to Ms. Virginia Bush-Suttman.*
- 2. That any negative impact to the roadway, as determined by the highway department, as a result of runoff from the property will be immediately corrected by the property owner.*
- 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.*

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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.*
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*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 11th day of May, 2015.*

*Mr. Winter seconded and the motion carried unanimously.*

**5.B.2. Creation of Kent Incentive Housing Zone Study Subcommittee**

*Mr. Winter moved to create the Kent Incentive Housing Zone Study Subcommittee which shall consist of 4 members: John Johnson, Adam Manes, Matt Winter, Richard Chavka and 2 alternates to be appointed at a later date. Complying with the Incentive Housing Zone Program Notice of Grant Award, this subcommittee will be charged with the implementation of Phase I Pre-Development of the HOMEConnecticut Program through the creation of a draft Incentive Housing Zone regulation and sketch plans of housing scenarios and road/utilities layout. The creation and presentation to the Planning & Zoning Commission of the required documents shall be completed prior to the award end date of June 30, 2017 at which time the subcommittee will be disbanded. Mr. Manes seconded and the motion carried unanimously.*

**5.B.3. Regulation Re-write – review of second version.**

No action taken.

**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.

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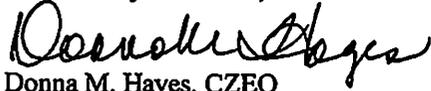
**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

No action taken.

**10. ADJOURNMENT**

*Mr. Manes moved to adjourn at 8:05 p.m. Mr. Cherniske seconded and the motion carried unanimously.*

Respectfully submitted,



Donna M. Hayes, CZEO  
Land Use Administrator