

**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 FEB 17 P 3:53

BY *Donna Hayes*  
TOWN CLERK

**FEBRUARY 11, 2016 PUBLIC INFORMATIONAL SPECIAL MEETING MINUTES**

The Town of Kent Planning and Zoning Commission held a public informational special meeting on Thursday, February 11, 2016 at 6:00 p.m. in the Kent Town Hall.

**1. CALL TO ORDER**

Mr. Johnson called the meeting to order at 6:10 p.m.

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

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

Staff Present: Donna Hayes, Land Use Administrator  
Jennifer Calhoun, Land Use Clerk (arrived 6:30 p.m.)

**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**

No action taken.

---

TOWN OF KENT PLANNING AND ZONING COMMISSION  
PUBLIC INFORMATIONAL SPECIAL MEETING MINUTES FOR FEBRUARY 11, 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. NEW BUSINESS:**

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

No action taken.

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

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

Elissa Potts was the first person to speak. A copy of what she read is attached to the minutes.

Greg Sheridan stated that of the 3 parcels, the larger parcel is a shopping center. Things were facilitated for that to be a shopping center for that amount of space. The other 2 properties are of greater concern. A pharmacy and a 45-50 seat restaurant are no way the same. He added that he thinks the proposal needs substantial parking.

Jim McCloud questioned who votes on the application. Mr. Johnson stated that the P&Z Commission votes on the application. Mr. McCloud stated that he thinks it should be turned down because it is bad for Kent. Since the change of ownership, pressure has been put on businesses.

Ellen Corsell asked how many seats were proposed for the application. Mrs. Hayes noted that the original application had 105 seats.

Mr. Winter explained the parking process in the regulations that the Commission needs to follow.

Ms. Corsell wondered if the applicants would need to come back if the hours change and Mrs. Hayes noted that they would.

Carolyn Casey asked about how the original parking spaces were required. Mr. Johnson noted that it was a square footage ratio and Mrs. Hayes added that restaurants are based on seats and employees.

James Neunzig read and submitted a letter to the Commission. It is attached to these minutes.

Nancy Hamilton asked if there was lunch or brunch. Mrs. Hayes stated that hours had been given to her at the last meeting and that most of the parking would be used on weekends.

Mark Hamilton asked how many spaces the yarn shop should have. Mrs. Hayes noted that it is part of the shopping center.

Barry Enis stated that it should be the Commissioner's job to stand out there with a clicker to determine how many spaces should be provided.

Mr. Johnson stated that it is not the Commissioner's job to do that. The Commission can require a parking study. He added that Ms. Hayes had started an analysis.

Mr. Greg Sheridan stated that changes cannot be anticipated. The Commission could make a decision tonight, but the Commission should use their judgment and familiarize themselves with the plan. He added that the new restaurant is not very specific. Mr. Johnson added that specifics could be included on the conditions of approval.

Elissa Potts stated that the approval should be based on the number of hours the restaurant will operate.

Mr. Johnson stated that he would like to wrap it up and noted that a few points gleaned some concepts that he will keep in mind.

Sharon Songal stated that she has not even looked at the plan.

Mr. Winter noted that the Commission approved a site plan with changes to the parking and road system months ago.

James Neunzig asked how many parking spaces would be needed with everything there. The Commission noted that they would be hearing that answer when the application is heard tonight.

Ronald, the head of maintenance, stated that owners do provide outside lighting until midnight for safety.

Christine Short stated that it would be dangerous to hang outside regardless of lighting and signs because people would be competitive for parking. From an observatory stance, she did not think this proposal would be good for the welfare of the Community.

Monica Brown asked how many seats and parking are required. Mrs. Hayes stated that the parking requirements are based in the regulations.

Dick Lindsey asked if the number of spaces on site could accommodate the restaurant.

Chris Renberg asked if the Fire Marshal had reviewed the plans. Mrs. Hayes noted they he had reviewed the preliminary plan.

Lynn Harrington asked if the parking on Route 7 was assigned. Mrs. Hayes noted that it is under State jurisdiction.

Mr. George Potts was concerned about overflow on Route 341.

Mr. Johnson noted that he was concerned about it also.

There were no more questions and/or comments from the public.

**7. STAFF REPORT:**

No action taken.

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

No action taken.

RECEIVED FOR RECORD  
KENT TOWN CLERK

2016 FEB 17 P 3:53

BY *Deanna Bradley*  
TOWN CLERK

---

TOWN OF KENT PLANNING AND ZONING COMMISSION  
PUBLIC INFORMATIONAL SPECIAL MEETING MINUTES FOR FEBRUARY 11, 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.

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

No action taken.

**10. ADJOURNMENT**

*Mr. Winter moved to adjourn at 7:10 p.m. Mr. Manes seconded and the motion carried unanimously.*

Respectfully submitted,



Jennifer Calhoun  
Land Use Clerk