

TOWN OF KENT
PLANNING AND ZONING COMMISSION
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AUGUST 9, 2018 REGULAR MEETING AGENDA

The Town of Kent Planning and Zoning Commission shall hold a regular meeting on Thursday, August 9, 2018 at 7:00 p.m. in the Kent Town Hall.

1. CALL TO ORDER

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes of July 12, 2018.

4. PUBLIC COMMUNICATIONS (ORAL):

5. OLD BUSINESS:

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

5.A.1. Application #'s 54-18SP, 55-18C and 56-18F, Joseph Wolinski for The Kent School, construction of security devices and guardhouse with associated site improvements, 1 Macedonia Road, Map 4 Block 10 Lot 1.

5.B. DISCUSSION AND POSSIBLE DECISION

5.B.1. Applications #23-18C and #24-18SP, by High Watch Recovery Center, Inc., for 54 Carter Road (Map 14 Block 22 Lot 6); 62 Carter Road (Map 14 Block 22 Lot 7); and the 15.48-acre unimproved parcel of land (Map 14/Block 21/Lot 23, Parcel I.D. #1486) abutting the northerly line of Carter Road and the southeasterly line of 47 Carter Road, for a special permit and site plan approval for the following: Construction of two-story addition (including offices, 218-seat lecture hall and 12-bed detoxification wing) to existing administrative and clinical office building at 62 Carter Road; single story addition and kitchen expansion to dining hall at 62 Carter Road; addition of detoxification service at 62 Carter Road; increase in total residential in-patient bed count from 78 to 90 at 62 Carter Road; conducting therapeutic activities associated with the treatment of drug and alcohol addiction at 54 Carter Road; constructing driveway entrance, parking area, retaining wall and stormwater detention basin at 54 Carter Road and 62 Carter Road; constructing new septic system on Parcel I.D. #1486; and associated site work on all three parcels.

5.B.2. Approval of Town of Kent Planning & Zoning Commission By-Laws

6. NEW BUSINESS:

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

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Application #72-18C, Drew Taraian, 213 Macedonia Road, construction of single family home, driveway, septic, well and associated site work, Map 3 Block 4 Lot 2.

6.B.2. Discussion about revisions to the June 1, 1995 Subdivision Regulations.

6.B.2. Scheduling of an informational meeting with Kent Volunteer Fire Department.

7. STAFF REPORT:

8. REPORT OF OFFICERS AND COMMITTEES:

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance

9.B. Monthly Financials – July 2017 to June 2018

9.C. *Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter*, Summer 2018.

10. Executive Session. Pending Litigation: High Watch Recovery Center, Inc., v. Kent Planning and Zoning Commission; Birch Hill Recovery Center, LLC; Kent Realty, LLC in Litchfield Superior Court. Discussion of strategy and negotiations with legal counsel.

11. Open session involving discussion and possible action on Pending Litigation: High Watch Recovery Center, Inc., v Kent Planning and Zoning Commission; Birch Hill Recovery Center, LLC; Kent Realty, LLC.

12. ADJOURNMENT

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