

TOWN OF KENT
ZONING BOARD OF APPEALS
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SEPTEMBER 10, 2019 REGULAR MEETING MINUTES

The Town of Kent Zoning Board of Appeals held a regular meeting on September 10, 2019 at 7:00 p.m. in the Kent Town Hall.

- 1) Call to Order and Roll Call

Mr. DiPentima called the meeting to order at 7:00 p.m. and called the roll.

Board Members Present: Anthony DiPentima, Chairman; Nick Downes, Daniel Murray, John Noneman, Mike VanValkenburg, Anne Bisenius (seated 7:03 p.m.)

Staff Present: Donna M. Hayes

- 2) Appointment of Alternates(s) to Voting Status.

Mr. DiPentima elevated Ms. Bisenius to voting status at 7:03 p.m..

- 3) Acceptance or Revision of Agenda

Mr. VanValkenburg moved to accept the agenda as presented. Mr. Downes seconded and the motion carried unanimously.

- 4) Reading and Approval of Regular Meeting Minutes of May 14, 2019.

Mr. Downes moved to approve the Regular Meeting Minutes as written. Mr. DiPentima seconded and the motion carried unanimously.

- 5) Recess Meeting. Convene Hearing:

The meeting recessed at 7:02 p.m. and the hearing convened.

- 5.1. Application #03-19, Joy C. Brown, 463 Segar Mountain Road, relief from §3240, side yard setback, for the construction of a 12' x 12' addition on the westerly side of the existing "tea house", Map 15 Block 22 Lot 67.

Ms. Brown and Mr. Griffin were present to address the Board. Ms. Brown explained that since the last time she was before them she did communicate with a representative of Weantinoge Heritage Land Trust about a possible lot line revision. Ms. Brown said that Weantinoge was not willing to do that but Mr. Paul Elconin, Director of Land Conservation for Weantinoge, sent a letter to the Zoning Board of Appeals stating that they would not object to the requested variance. Mr. DiPentima read the referenced letter into the record.

Ms. Brown was asked several times whether or not she had considered other alternatives to which she replied that she felt the original plan was the best based on the size of the boulder and unfavorable topography.

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These are draft minutes and 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) Close Hearing. Brief Recess

Mr. DiPentima closed the hearing at 7:25 p.m.

7) Reconvene Meeting. Action on Appeal(s) Heard

Having no brief recess, the meeting reconvened at 7:25 p.m.

Mr. Murray moved to approve Application #03-19, Joy C. Brown, 463 Segar Mountain Road, relief from §32-40, side yard setback, for the construction of a 12' x 12' addition on the westerly side of the existing "tea house", Map 15 Block 22 Lot 67 due to the unusual topography demonstrated and that other options would create an undue amount of work to make the building work any other way than proposed. He continued by saying that the addition would add to the harmony and general purpose of the property and would be aesthetically appropriate based on the property layout. Mr. VanValkenburg seconded.

During discussion it was also noted that granting this approval would not be inconsistent with the current Town of Kent Plan of Conservation and Development.

The motion passed with five (5) affirmative votes by Mr. VanValkenburg, Mr. Noneman, Mr. DiPentima, Mr. Downes and Mr. Murray and one (1) abstention from Ms. Bisenius.

8) Old Business

No action taken.

9) New Business

No action taken.

10) Communications

10.1. Monthly Financials – July, 2018, through June, 2019.

The information was received by the Board and no action was taken.

10.2. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter – Spring and Summer, 2019 editions

The information was received by the Board and no action was taken.

11) Adjourn

Mr. VanValkenburg moved to adjourn at 7:30 p.m.

Respectfully submitted

Donna M. Hayes
Secretary/Clerk