



TOWN OF KENT
ZONING BOARD OF APPEALS
41 Kent Green Boulevard, P.O. Box 678, Kent, CT 06757

REGULAR MEETING MINUTES

Tuesday, December 14, 2021

7:00 p.m.

The Zoning Board of Appeals held a regular meeting on Tuesday, December 14, 2021, at 7:00 p.m. via zoom.

1) Call to Order and Roll Call

The meeting was called to order at 7:03 p.m.

Board Members Present: Anne Bisenius, Nick Downes, John Johnson, Daniel Murray, Steve Pener,
Justin Potter

Staff Present: Donna Hayes, Secretary/Clerk

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

No action taken.

3) Acceptance or Revision of Agenda

Mr. Downes moved to revise the agenda by correcting the date of the Special Meeting Minutes listed as agenda item 4.1. from September 12th to September 21, 2021. Ms. Bisenius seconded and the motion carried unanimously.

4) Reading and Approval of Meeting Minutes

4.1. Special Minutes of September 21, 2021.

Mr. Downes moved to approve the Special Minutes of September 21, 2021, as presented. Ms. Bisenius seconded. The motion carried 3 – 2 with Ms. Bisenius, Mr. Downes and Mr. Murray voting aye. Mr. Johnson and Mr. Pener recused themselves from voting since they were not members at the time of the meeting.

5) Approval of 2022 Regular Meeting Schedule

Mr. Johnson commented that he was not able to open the file containing the regular meeting schedule and asked when the meetings are scheduled. Ms. Hayes responded that the meetings are held at 7:00 p.m. on the second

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These are draft minutes. Corrections may be made by the Board at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

Tuesday of every month with the exception of February. She continued that after the meeting she would send out a listing of the members with the meeting dates.

Mr. Downes moved to approve the 2022 Regular Meeting Schedule as presented. Mr. Pener seconded and the motion carried unanimously.

6) Election of Officers

Mr. Murray nominated Mr. Downes to the position of Chairman due to his knowledge of the Planning & Zoning Regulations. Ms. Bisenius seconded. Mr. Downes nominated Ms. Bisenius to the position of Chairman due to her knowledge of the Planning & Zoning Regulations. Mr. Johnson seconded. During discussion it was asked if there was a position of Vice Chairman and the answer was that there was not. Ms. Bisenius accepted the nomination; the vote was called and the nomination carried unanimously.

Mr. Pener asked if anyone was aware of a new legislative proposal regarding changes to the granting of variances by Zoning Boards of Appeals. Ms. Hayes replied that the topic was discussed by Attorney Zizka at a recent meeting she attended. It was his belief that these changes would be detrimental to the processes currently in place and asked that the Connecticut Association of Zoning Enforcement Officers speak against this proposal during the next session. Ms. Hayes continued that she would forward the proposal to the Board and keep them up to date on its progress.

7) Adjournment

Ms. Bisenius moved to adjourn at 7:14 p.m. Mr. Pener seconded and the motion carried unanimously.

Respectfully submitted,

Donna M. Hayes

Donna M. Hayes, CZEO
Secretary/Clerk