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*By Darlene Brady at 10:53 am, Aug 09, 2023*

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

**REGULAR MEETING MINUTES**

1) Call to Order and Roll Call

Ms. Bisenius called the meeting to order at 7:04 p.m.

Board Members Present: Anne Bisenius, Chairperson; Nick Downes, John Johnson, Justin Potter

Staff Present: Tai Kern, Land Use Administrator  
Donna Hayes, Secretary/Clerk

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

Ms. Bisenius elevated Mr. Potter to voting status.

3) Acceptance of Agenda

*Mr. Johnson moved to accept the agenda as presented. Mr. Potter seconded and the motion carried unanimously.*

4) Reading and Approval of Meeting Minutes

**4.1. Regular Minutes of December 13, 2022.**

*Mr. Johnson moved to approve the Regular Minutes of December 13, 2022, as submitted. Mr. Downes seconded and the motion carried unanimously.*

5) Public Hearing

**5.1 Application 02-23, Scot Samuelson, AIA/NCARB for Elissa Potts, Trustee, 71 North Main Street, Map 19 Block 15 Lot 43, relief from Section #4140, Side Yard Setback**

The public hearing opened at 7:06 p.m.

Mr. Scot Samuelson was present to represent the applicant. The property owner was present as well.

Ms. Kern advised the Board that the property is pre-existing non-conforming due to the fact that the existing structure encroaches approximately 3' into the set back. While the addition will not be in the setback, there will be an increase in the non-conformity. Ms. Kern also mentioned that the applicant had been before the ARB and received approval.

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**TOWN OF KENT ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES FOR AUGUST 8, 2023**

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Mr. Samuelson told the Board that the property has always been non-conforming. He also advised them that the adjoining neighbors had been advised of this request. Mr. Samuelson said that the work being done will not encroach on the setback and only siding will be changed to that portion of the structure that is located in the setback.

Mr. Johnson asked if the addition will exceed the lot coverage; it will not. There was a comment regarding the landscaping and ornamental trees which was taken care of during the ARB discussion.

Mr. Potter felt that the staff report was excellent and provided all the information necessary to make a decision. Mr. Downes asked if there were any comments from the neighbors; there were none.

6) Close Hearing. Brief Recess

*Mr. Johnson moved to close the public hearing at 7:13 p.m. Mr. Potter seconded and the motion carried unanimously.*

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

**7.1. Application 02-23, Scot Samuelson, AIA/NCARB for Elissa Potts, Trustee, 71 North Main Street, Map 19 Block 15 Lot 43, relief from Section #4140, Side Yard Setback**

Having no discussion, the following motion was made:

*Mr. Downes moved to approve Application 02-23, Scot Samuelson, AIA/NCARB for Elissa Potts, Trustee, 71 North Main Street, Map 19 Block 15 Lot 43, relief from Section #4140, Side Yard Setback as presented which is in line with the Town's desire of keeping historical structures. Mr. Downes also stated that this variance complies with the Comprehensive Plan. Mr. Potter said that the removal of 3' of the original structure from the setback would be a greater hardship. Ms. Bisenius commented that the addition does not encroach on the setback area and the applicants have found a more satisfactory way of adding the addition. Mr. Downes seconded and the motion carried unanimously.*

8) Communications

Ms. Kern advised the Board that as of the first of this year, members of the ZBA are required to obtain a certain number of educational hours. She told them that both UCONN and the NWCOG will be setting up classes via ZOOM that they can attend. It was noted that 4 hours of training will be required over a 2-year period. Ms. Kern will send the Board members a link to UCONN Clear and keep them apprised of any classes from NWCOG.

9) Adjourn

*Mr. Johnson moved to adjourn at 7:24 p.m. Mr. Potter seconded and the motion carried unanimously.*

Respectfully submitted,

*Donna M. Hayes*

Donna M. Hayes  
Secretary/Clerk

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