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*By Darlene Brady at 9:43 am, Feb 09, 2024*

**TOWN OF KENT**  
**PLANNING AND ZONING COMMISSION**  
41 Kent Green Boulevard, P.O. Box 678, Kent, CT 06757

**REGULAR MEETING MINUTES**

The Planning and Zoning Commission held a regular meeting on Thursday, February 8, 2024, beginning at 7:00 p.m. via zoom.

**1. CALL TO ORDER**

Mr. Wyrick called the meeting to order at 7:02 p.m.

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

Commissioners Present: Wes Wyrick, Chairman; Karen Casey, Sarah Chase,  
Larry Dumoff, Shelby Green, Chris Harrington, Alice Hicks (7:12 p.m.),  
Anthony Palumbo

Staff Present: Tai Kern, Land Use Administrator  
Donna Hayes, Assistant Land Use Administrator

Mr. Wyrick elevated Mr. Harrington and Mr. Palumbo to voting status.

**3. READING AND APPROVAL OF MINUTES:**

**3.A. January 11, 2024 Regular Meeting**

*Mr. Harrington moved to accept the January 11, 2024, Regular Meeting Minutes as presented. Ms. Casey seconded and the motion carried unanimously.*

**3.B. January 23, 2024 Special Meeting**

*Ms. Chase moved to accept the January 23, 2024, Special Meeting Minutes as presented. Mr. Harrington seconded and the motion carried unanimously.*

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**TOWN OF KENT PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING MINUTES FOR FEBRUARY 8, 2024**

These are draft minutes and reflect a summary of discussions and relative motions. 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.

**3.C. January 24, 2024 Special Meeting**

*Mr. Dumoff moved to accept the January 24, 2024 Special Meeting Minutes as presented. Mr. Harrington seconded and the motion carried unanimously.*

**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.

**6. NEW BUSINESS:**

**6.A. PUBLIC HEARINGS: (Possibility of closure, discussion and decision on the following): None**

- 6.A.1.** Application SC1-23, Town of Kent (Brown), Skiff Mountain Rd. (527), Map 7, Block 17, Lot 6, Scenic Road Alteration for the removal of trees to meet sight line requirements.

Mr. Wyrick opened the public hearing at 7:08 p.m. and read the legal notice into the record.

Mr. Wyrick explained that there are a couple of trees on the property that are not particularly healthy or large that need to come down. He does not see anything that damages the sight of the vistas. Mr. Wyrick asked Ms. Brown if she had anything to add. She explained that there is a short section of Skiff Mountain Road that has been designated as scenic but these trees are not of great size or distinguished in any way. Because of the location of the spillway between the road and the property line, there are a lot of trees along the property line that will remain and the loss of these three trees will have a minimal impact.

Mr. Wyrick asked if there was anyone who wanted to speak to this matter; hearing none Mr. Wyrick asked for a motion to close the public hearing.

*Ms. Casey moved to close the public hearing at 7:14 p.m. Mr. Harrington seconded and the motion carried unanimously.*

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During deliberation, Mr. Wyrick commented that he did not think there would be any negative impact.

*Ms. Chase moved to approve Application SC1-23, Town of Kent (Brown), Skiff Mountain Rd. (527), Map 7, Block 17, Lot 6, Scenic Road Alteration for the removal of trees to meet sight line requirements. Mr. Palumbo seconded and the motion carried unanimously.*

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

### **6.B.1 Kenmont/Kenwood, 65 Kenmont Rd., Map 10, Block 22, Lot 51, Baseline Acceptance (6630.9)**

Mr. Harrington recused himself.

Mr. Wyrick explained that all the Commission would be doing was to accept and possibly discuss the baseline as submitted by the Camp.

Mr. Brad Lerman was present to address the Commission. Mr. Lerman said that he was not aware that a baseline was required until he submitted an application for a special event. So, in anticipation of that application, he was presenting their baseline.

Mr. Wyrick asked if this met the format for baselines and Ms. Kern said that there is no formal format but that she had worked with Mr. Lerman to create it. This baseline will be added to the file for future use.

Mr. Wyrick said that he did not think there was anything on the list that would jump up at him. Mr. Lerman said that the only thing that will not be allowed was the shooting of movies on the property which had been previously allowed.

Ms. Chase asked what type of events would be held. Mr. Lerman said that the listing of those events would be done outside of their normal operating time frame which is Memorial Day to Labor Day with the exception of the 100 year anniversary celebration which will be held on September 7<sup>th</sup> this year.

Mr. Wyrick asked the commission members to raise their hand if they were in favor of adding this baseline to Kenmont/Kenwood file. The decision to add was unanimously approved.

Mr. Harrington returned to the meeting.

*Ms. Chase moved to add agenda item 6.B.2. to the agenda. Mr. Harrington seconded and the motion carried unanimously.*

### **6.B.2 FY2025 Request for 8-24 Referral for Capital**

Mr. Wyrick said that they are charged to look at the Capital Plan for projects that are mentioned in the POCD. He continued that Park and Rec had money in the Capital Plan as does the Swift House and Emery Park. Mr. Wyrick said that he did not see anything out of the ordinary. Ms. Chase asked for an explanation of the Land Use capital numbers.

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*Mr. Dumoff moved to approve this year's Capital Plan. Ms. Chase seconded and the motion carried unanimously.*

**7. STAFF REPORT**

Nothing to report.

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

Nothing to report.

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A. Administrative Permits and Certificates of Compliance**

No action taken.

**9.B. CT Federation of P&Z Winter Newsletter**

Ms. Kern reported that the newsletter does report some new case law and that the annual meeting was identified. She continued that there is money in the budget in case anyone would like to attend.

Mr. Harrington said that he had spoken to Ms. Kern about the possibility of arranging training sessions here in Kent which would allow members to have the opportunity to ask questions. This would help each member attain their required training credits. Ms. Kern mentioned that the COG was having their first 5<sup>th</sup> Thursday training which would provide training credits for the members should they decide to attend.

**10. ADJOURNMENT**

*Mr. Harrington moved to adjourn at 7:36 p.m. Mr. Dumoff seconded and the motion carried unanimously.*

Respectfully submitted,

*Donna M. Hayes*

Donna M. Hayes, CZEO  
Assistant Land Use Administrator

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