

**TOWN OF KENT  
ARCHITECTURAL REVIEW BOARD  
KENT VILLAGE DISTRICT**

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**AUGUST 4, 2015 REGULAR MEETING MINUTES**

The Architectural Review Board for the Kent Village District held a regular meeting on August 4, 2015 at 5:30 p.m. at the Town Hall, 41 Kent Green Blvd., Kent, CT.

**1. CALL TO ORDER:**

The meeting was called to at 5:30 p.m.

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

Members Present: Ellen Corsell, Chairman; John Baker, James Mauri, Scot Samuelson

Staff Present: Donna Hayes, Land Use Administrator

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

**3.A. Regular Meeting Minutes, May 5, 2015**

*A motion was made and seconded to approve the Regular Meeting Minutes, May 5, 2015, as written.*

**3.B. Special Meeting Minutes, May 19, 2015.**

*A motion was made and seconded to approve the Special Meeting Minutes, May 19, 2015, as written.*

**4. APPLICATIONS:**

*Ms. Corsell moved to hear Application #006-15 at this point in the agenda.*

- 4.1. Application #005-15, Kent Center, LLC, 9 and 3 Maple Street and 10 North Main Street, proposed signage, landscaping, hardscaping and driveway reconfiguration, Map 19 Block 42 Lots 35, 29 and 33.**

The application that followed was presented by Paul Szymanski of Arthur Howland & Associates, PC on behalf of Kent Center, LLC, the owner of the Kent Barns shopping area.

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The presentation and discussion was comprised of a multi-page set of drawings prepared by Hoerr Schaudt, Landscape Architects. The application includes changes and additions to auto and foot traffic pathways, narrowing of driveways, 8 additional parking spaces, relocation of mechanical and trash storage and removal locations, fencing, tree plantings, and a broad range of new signage, their designs, applications, and locations.

Included in the application and presentation were discussions about the owner's recent building acquisitions, the relocation of the Kent Pharmacy, and Gleason's Electrical Services Company. The owner intends to bring in new businesses, more in keeping with its goal of creating a unified and cohesive shopping experience.

While the ARB members generally agreed the owner's intentions and plans will be beneficial to the Town and will improve and attract shoppers to Kent, there were several aspects of the planning that deserve closer scrutiny and comment. For instance, building signage needs to be reduced, the fencing at the corner of Rtes 7 and 341 should be removed (and possibly all the fencing), and the addition of a "canopy" on the Giffords Restaurant building needs to be re-designed (Architects Baker and Samuelson will likely make specific recommendations to the Kent Planning and Zoning Board on this).

Due to the multitude of considerations and questions, it was agreed the ARB committee will re-convene in a special meeting, tentatively set for Monday August 10, in order to draft specific comments and recommendations to the Planning and Zoning Board in time for its next meeting on August 13th.

As the meeting was drawing to a close, member James Mauri asked about the Town's plans for creating bathroom facilities for visitors. This matter was not discussed as a part of the Kent Barns presentation. The Town did have an agreement with the former owner of the Kent Barns, such agreement was ended when the present owners purchased the property, even though they were asked to continue the agreement under the same terms. Since then, the Town has been considering alternative solutions to the absence of public bathrooms for visitors to Kent.

*A motion was made and seconded to table Application #005-15, Kent Center, LLC, 9 and 3 Maple Street and 10 North Main Street, proposed signage, landscaping, hardscaping and driveway reconfiguration, Map 19 Block 42 Lots 35, 29 and 33 to a special meeting, date and time to be determined.*

**4.2. Application #006-15, Kent Library Association, Inc., 32 North Main Street, new library sign, Map 19 Block 42 Lot 22.**

Ms. Donna Miller, Kent Library Director, was in attendance to present its application for a new sign in front of the library. It would be placed on the existing post. Appropriate sketches, drawings of the sign design by Palindrome, and photos were included in the application for approval.

ARB member Scot Samuelson expressed his thought that the white sign below the main signage should be of the same quality and character as the main sign. This smaller sign is used for announcing special events, according to Ms. Miller. She agreed with the suggestion. For the library sign the Board also

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recommended that they lower it to the permissible height of 7' as per Kent Zoning regulation 19.4.3 which will give them better visibility. Ms. Miller also agreed to reuse the wrought iron bracket which is quite nice looking. John had recommended a detail modification to the upper moulding which will strengthen the sign visually.

*Member James Mauri made a motion to approve the application. The motion was seconded and approved by all members.*

**5. OTHER BUSINESS:**

**5.A. Discussion on Route 341 Eastern Gateway Cleanup**

**6. ADJOURNMENT:**

*A motion to end the meeting was made and seconded at 6:52pm.*

Respectfully submitted,

James Mauri

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KENT TOWN CLERK  
2015 AUG 13 P 2:49  
BY *[Signature]*  
TOWN CLERK  
*[Signature]*

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