

**TOWN OF KENT
ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT
41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757
Phone (860) 927-4625 Fax (860) 927-4541**

OCTOBER 6, 2015 REGULAR MEETING MINUTES

The Architectural Review Board for the Kent Village District shall hold a regular meeting on October 6, 2015 at 5:30 p.m. at the Town Hall, 41 Kent Green Blvd., Kent, CT.

1. CALL TO ORDER:

The regularly scheduled ARB meeting was called to order at 5:35pm by Ellen Corsell.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Commissioners Present: Ellen Corsell, Chairman; John Baker, James Mauri,
Scot Samuelson, Greg St. John

Guest Present: Paul Syzmanski, Arthur H. Howland & Assoc.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, August 4, 2015

No action taken.

3.B. Special Meeting Minutes, August 10, 2015.

No action taken.

4. APPLICATIONS:

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BY *[Signature]*
TOWN CLERK

ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT

REGULAR MEETING MINUTES FOR OCTOBER 6, 2015

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PAGE 1

- 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 previously recommended design of the road between bldgs 14 and 15 was discussed. The owners of Gifford's objected to the ARB recommendation of narrowing the roadway with more pedestrian friendly plantings, and turning it into a one way road, ingress from Main St., but no egress. The compromise we discussed and agree to was that it could be left with the existing width dimension, but should still be treated as one way..... NO EGRESS onto Main St.

There was extensive debate about the applicant's intent to claim to be treated as a "unified development", combining all buildings into a total square footage exceeding 10,000 sf. ARB disagreed emphatically. This decision will be made by Kent Town legal counsel. The importance being the impact on the size of all signage.

A preliminary sketch of the redesigned "pergola" at Gifford's Restaurant was well received, but ARB expects to be able to review completed architectural drawings and details. There was more discussion about the placement of the pergola, with specific recommendations to be outlined by Scot Samuelson.

Re the signage on the south end of Bldg #1, while there were pros and cons expressed, the majority of the ARB members have strongly voted NO on any signage at all here.

ARB expects to see final architectural drawings for the re-do of Bldg #16, designated to be called the Farm Shop.

Fencing - ARB recommends no split rail fencing along 341, and no picket fencing at the rear of the site facing the railroad tracks. If fencing is otherwise agreed to by other committees, it should be of a better quality than pickets with pointed tops, more consistent with the vertical flat board fencing designated in other areas.

5. OTHER BUSINESS:

5.A. Discussion on Route 341 Eastern Gateway Cleanup

John Baker presented up dated drawings, along with a previously shared email to all ARB members about the special on-site meeting held by him, Jim Mauri, Donna Hayes, and Marge Smith of the Wetlands Board on 10/2. The highlights of this meeting were comments from Marge and Donna re the importance of soils testing, and a complete application to Wetlands before anything could proceed. Other sources and contacts recommended are part of John's email.

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John asked a basic question, which was focused on the general enthusiasm for the project. Having spent a good deal of personal, and uncompensated time on this already, he senses many obstacles and without considerable support by ARB, the First Selectman, P&Z, and others, this project does not stand much of a chance of moving forward.

The second question was, "who is the applicant?" Clearly it is not appropriate for ARB to be the applicant. After much discussion, it was suggested that the Kent Streetscape Committee be brought into it and, with positive feedback, it could assume this proposed project as part of their overall mandate. It was agreed that John would provide a copy of his email, drawings and sketches, and sufficient background to get a reaction out of the Streetscape Committee members. Ellen provided a list of names.

5.B. Discussion on Section 5100, Kent Village Overlay District (KVOD), of the proposed new regulations.

No action taken.

6. ADJOURNMENT:

The meeting was adjourned at 7:30pm.

Respectfully submitted,

James Mauri

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