

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

**REGULAR MEETING MINUTES**

**1. CALL TO ORDER:**

**RECEIVED**

*By Darlene Brady at 12:35 pm, Oct 10, 2023*

Ms. Wasti, Acting Chairman, called the meeting to order at 5:34 p.m.

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

Board Members Present: Joanne Wasti, Acting Chairman; Victor Lewis, Jessica Pleasants

Staff Present: Tai Kern, Land Use Administrator

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

**3.A.** Regular Meeting Minutes, September 5, 2023

*Ms. Wasti moved to approve the Regular Meeting Minutes, September 5, 2023 as presented. Ms. Pleasants seconded and the motion carried unanimously.*

**4. APPLICATIONS:**

**4.A.** Application 13-23, John Casey Trust (Cozy DeBernardo), 24 North Main Street, Map 19, Block 42, Lot 25, removal of chimney.

Ms. Katie Moore, representing the Trust, was present to address the Board. She explained that Cozy's Restaurant is moving from their current location to the former location of the liquor store on Main Street. Mr. DeBernardo signed the lease effective September 1<sup>st</sup> and has been doing some interior renovations. Ms. Moore said that the interior chimney is no longer needed since the heating system had been changed out a few years ago. The request before the Board is the removal of the exterior chimney on the back of the building providing additional interior space for Mr. DeBernardo. Pictures were shown to those present.

Mr. Lewis said that he does not see a problem especially since the chimney is located in the back portion of the building. Ms. Wasti agreed. Ms. Pleasants asked if there were any anticipated changes to the

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front of the building. Ms. Moore said that Mr. DeBernardo is hoping for some additional outdoor seating in front of the building but that will be something that will be addressed at a later time. Ms. Moore continued that the area is not large but would be in keeping with the character of the Town. Her main concern is the parking at the back of the building which people seem to think is public parking.

*Ms. Wasti moved to approve Application 13-23, John Casey Trust (Cozzy DeBernardo), 24 North Main Street, Map 19, Block 42, Lot 25, removal of chimney. Ms. Pleasants seconded and the motion carried unanimously.*

Ms. Pleasants asked what jurisdiction the ARB would have with the creation of the seating area. Ms. Kern explained that any hardscaping would need to be presented to them for approval.

- 4.B.** Application 14-23, Paul Rajeckas, (Jordan Berthiaume), 23 Maple Street, Map 19, Block 42, Lot 38, solar system installation.

Ms. Kern advised the Board that the applicant had withdrawn their application until they can gather additional information.

**5. OLD BUSINESS:**

No action taken.

**6. OTHER BUSINESS:**

No action taken.

**7. ADJOURNMENT:**

*Ms. Wasti moved to adjourn at 5:46 p.m. Ms. Pleasants seconded. During discussion Ms. Wasti mentioned that a new calendar schedule would need to be submitted during November and a discussion could be held at the next meeting with regard to changing the date and time. The motion carried unanimously.*

Respectfully submitted,

*Donna M. Hayes*

Donna M. Hayes  
Assistant Land Use Administrator

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