

**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

The Architectural Review Board held a regular meeting on Tuesday, December 5, 2023, beginning 5:30 p.m. via zoom.

RECEIVED

By Darlene Brady at 3:38 pm, Dec 11, 2023

1. CALL TO ORDER:

Ms. Wasti, Acting Chairman, opened the meeting at 5:35 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members Present: Joanne Wasti, Acting Chairman; Pete Hanby, Jonathan Moore,
Jessica Pleasants

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

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, November 14, 2023

Ms. Wasti moved to approve the Regular Meeting Minutes of November 14, 2023, as presented. Mr. Hanby seconded and the motion carried unanimously.

4. NEW BUSINESS:

No action taken.

5. OLD BUSINESS:

5.A. Application 17-23, Elissa & George Potts, 71 North Main Street, Map 15, Block 14, Lot 34, Landscaping

Mr. & Mrs. Potts were present to address the Board. They explained that they had submitted new documents which show the elevations of the proposed berm. Ms. Potts explained that the proposed berm will not be as tall as the existing pile currently placed on the property. The proposed berm will be in the 3' range, curved on the roadside with a slight incline containing trees, native plants and shrubs. It was noted that the native plant list was submitted with the application.

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REGULAR MEETING MINUTES FOR DECEMBER 5, 2023

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Mr. Hanby commented that he had no questions after looking at the newly submitted information.

Mr. Potts commented that they would be willing to keep the height to 3' if that was the concern of the Board. Ms. Wasti said that she was having a hard time visualizing the finished area and that her main concern was that the area should be kept as natural as possible so that it did not look like a fortification. Mr. Potts said that it will be natural and esthetically pleasing. With regard to setting a precedent, Ms. Potts said that she did not think there would be any other applications for this type of work and that each application should be determined on the specific property.

Ms. Pleasants said that she agreed with Ms. Wasti and that the area should be as natural as possible. Mr. Hanby said that he would agree to a maximum height of 3.5' which would make the area look more natural. Mr. Moore agreed. Ms. Pleasants added that she would be fine with a 3' to 4' variation in height to make it more natural.

Ms. Wasti moved to approve Application 17-23, Elissa & George Potts, 71 North Main Street, Map 15, Block 14, Lot 34, Landscaping with the condition that the maximum height be 3.5' with a variation in the shape and perimeter. Mr. Hanby seconded and the motion carried unanimously.

6. OTHER BUSINESS:

Ms. Kern reaffirmed that there should be no conversation between board members via email or in person regarding any application before them. She also suggested that there be both a Chairman and Vice-Chairman.

6.A Election of Officers

Ms. Wasti moved to continue the Election of Officers to the next meeting when it is hoped that the full Board will be present to vote. Mr. Hanby seconded and the motion carried unanimously.

7. ADJOURNMENT:

Ms. Wasti moved to adjourn at 6:14 p.m.

Respectfully submitted,

Donna M. Hayes

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Assistant Land Use Administrator

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