

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

REGULAR MEETING MINUTES

The Architectural Review Board held a regular meeting on Tuesday, August 3, 2021 via zoom.

1. CALL TO ORDER:

Ellen Corsell called the meeting to order at 5:35 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members Present: Ellen Corsell, Peter Hanby, Derek Lawson, Frank Way, Steve Pener

Staff Present: Donna Hayes, LUA

3. READING AND APPROVAL OF MINUTES:

3.A. Special Meeting Minutes, July 13, 2021.

S. Pener made a motion to accept the meeting minutes from special meeting July 13, 2021 as written. E. Corsell seconded and the motion was approved unanimously.

4. APPLICATIONS:

4.A. Application #03-21, Paul Szymanski, P.E., for North Main Kent, LLC, 0 North Main Street, proposed 13 lot subdivision and associated appurtenances.

Steve Pener recused himself from discussion. Paul Szymanski briefly introduced himself and turned things over to Angelica Bacon, Andrew Bacon, and Erik Teitz. They started by sharing their screen. Andrew Bacon started by talking about the proposed conservation subdivision and the concept of the intent for the buildings.

Erik Teitz spoke about the scale of the homes and how they would be clustered. Homes to be 1500-2000 sq feet.

Derek Lawson asked about utilities. Erik Teitz stated they are exploring solar options (most likely roof mounted panels). Frank Way asked about material choices. Andrew Bacon stated that final choices have been made, but they should all have similar finishes, but not all the same.

Frank Way asked about the path to the pool area. Andrew Bacon stated that it would be an informal path.

Frank Way asked about the vista from RT 7 and how the buildings will look. Andrew Bacon stated that they are looking at pushing the grouping of buildings on the southern end of the development back a bit from RT 7. Angelica Bacon spoke to the topography and vegetation that will block most of the northern buildings. Erik Teitz stated that an existing barn is currently not very visible from RT 7.

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Ellen Corsell asked about the proposed build-out. Andrew Bacon stated it was their intention to build and then sell. Ellen Corsell asked about future changes by homeowners. Andrew Bacon stated they are working on covenants that will govern the future HOA. Peter Hanby asked about architectural plans. Angelica Bacon stated that again it was their intention to build and then sell.

Ellen Corsell asked about price points for the development. Andrew Bacon stated they are not looking for luxury high-end. Ellen Corsell followed-up with a question regarding resale of the buildings. Andrew Bacon stated they have not looked into restricting resale prices.

Derek Lawson spoke positively about the general design and the scale and massing of the buildings. Peter Hanby also felt the proposed building doesn't overwhelm the site. Peter Hanby stated that the concept looks to fit the village. He also said he would like to see some porches to help with variety. He also stated it was his belief each home would need to be reviewed prior to construction. This was confirmed by Donna Hayes.

Derek Lawson asked again about who the development would be targeted. Andrew Bacon stated it was their hope for a mix of people and hopefully some young families.

Donna Hayes asked about the Community Barn. Andrew Bacon stated that the concept was for homeowners to use as "break-out" space and perhaps extra storage. It would not be used as a commercial facility or rented out for events. It would be an amenity for the homeowners.

Frank Way felt it was a thoughtful and sensitive approach to developing the property and made a motion to approve the master plan. Derek Lawson seconded, and approved unanimously.

Follow-up discussion focused on their timeline. Andrew Bacon said in an ideal world they would like to get moving ASAP, but will need to work with the P&Z Commission.

Ellen Corsell asked about the sale of the properties. Andrew Bacon stated they may look into pre-selling, but most likely will build and then sell.

Donna Hayes spoke about why this a special permit application and the conservation subdivision.

5. OLD BUSINESS:

No action taken.

6. OTHER BUSINESS:

No action taken.

7. ADJOURNMENT:

Steve Perner made a motion to adjourn at 6:26 pm.

Respectfully submitted,

Steve Perner

Steve Perner

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