

**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 via zoom on Tuesday, March 7, 2023 beginning at 5:30 p.m.

1. CALL TO ORDER:

Ms. Corsell called the meeting to order at 5:31 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members Present: Ellen Corsell, Peter Hanby, Derek Larson, Victor Lewis, Joanne Wasti,
Jessica Pleasants (Alternate)

Guests Present: Tai Kern, Land Use Admin.
Donna Hayes, Former Land Use Admin.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, February 7, 2023.

Ms. Corsell moved to approve the Regular Meeting Minutes, February 7, 2023, as submitted. Mr. Lewis seconded and the motion carried unanimously.

APPLICATIONS:

4.A. Modification to Permit #04-22, Kent 88, LLC, 88 North Main Street, Map 19 Block 42 Lot 5, new metal roof, landscape restoration, addition of two French doors on north side; modification to include replacement of maple tree with (2) 6" cal Maple trees in the spring, the addition of one additional parking space to the East facing parking area, 400 sq ft circular patio and walkway rear of the building, replace the approved 4ft Picket fence and gate along the road with a 3'ht Fieldstone wall.

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William Buzzard, Landscape Arch., presented the new landscaping plan and explained that the existing maple was deemed hazardous and thus removed. It will be replaced with two new October Glory maples (6").

In order to accommodate accessible parking, they have added one more parking spot to equal 12 rather than 11.

They would like to replace the 4' picket fence, which was part of the original design, with a 3' high fieldstone wall. He felt this would help distinguish the building from the condos next door which have the white picket fence.

Mr. Hanby asked about the nature of the fieldstone wall and was told it will be a dry stacked wall (not veneer) with a picket gate. The wall would be completed some time in the future.

Mr. Buzzard also explained that they want to add a half-circle patio in the back, which they would like to start building immediately.

Mr. Larson made a motion to pass the changes as documented. Mr. Hanby seconded and the motion passed.

5. OLD BUSINESS:

5.A. Modification to Permit #005-16, Irvlen Equity, LLC, 60 North Main Street, Map 19 Block 42 Lot 5, construction of new art gallery and storage facility; modification to include landscape and parking lot plan.

Ms. Corsell introduced the list of proposed modifications and said the board was here to discuss landscaping and parking. Mr. Larson questioned the origin of the list and Ms. Kern explained that the list is new and that Mr. Morrison had come in to the Land Use office for help making the list of modifications.

Mr. Hanby asked about item #7 (remains as proposed) and Ms. Kern explained that the numbers on the list correlate to the map.

Mr. Corsell asked about the planned edging for the driveway and Ms. Kern explained that the proposal never included edging so there was no requirement for Mr. Morrison to install edging. The modification is from black top to concrete and gravel. Mr. Hanby said he preferred the gravel to the blacktop.

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Ms. Wasti asked if the board could approve the driveway modifications and then move on to the landscaping or if it had to be done all at once. Ms. Kern said it was OK to do them separately. Ms. Corsell expressed a hope that, even though it wasn't required, Mr. Morrison would add a lovely edging and he agreed.

Ms. Wasti made a motion to accept the driveway modifications and Mr. Larson seconded. The motion passed unanimously.

Mr. Morrison explained that he made the modifications based on what he could get done in the spring. Ms. Wasti asked why he had removed the grasses from the plan. Mr. Morrison explained that he wanted to see how it looks without it first. He likes the gray line of the foundation. Mr. Lewis said he liked the plan with the grasses.

Ms. Wasti asked about the existing tree in the original plan that is no longer there. Mr. Morrison explained that it was hit by lightning and it wasn't clear who's tree it was because it was right on the property line. Ms. Wasti suggested that it looks bare without it and should maybe be replaced.

Mr. Hanby suggested that the use of white paper birches against the dark color of the building would look good. Ms. Hayes cautioned about planting trees too close to the new sidewalk.

Ms. Corsell made a motion to accept the landscaping modifications with a bond in place. Mr. Lewis seconded and the motion passed.

6. OTHER BUSINESS:

There was a discussion about the Architectural Review Board guidelines from P&Z. The guidelines and the application may need to be more clear for applicants so that they don't have to modify plans. The application should also align with the P&Z regs.

7. ADJOURNMENT:

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Joanne Wasti

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