

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

**SPECIAL MEETING MINUTES**

The Architectural Review Board held a special meeting via zoom on Monday, February 27, 2023 beginning at 5:30 p.m.

**1. CALL TO ORDER:**

Ms. Corsell called the meeting to order at 5:32 p.m.

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

Board Members Present: Ellen Corsell, Peter Hanby, Derek Larson, Victor Lewis, Joanne Wasti

Guests Present: Tai Kern, Land Use Admin.  
Donna Hayes, Former Land Use Admin.  
Matthew Winter, Planning and Zoning Commission

**3. APPLICATIONS:**

**3.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 plan with regard to the remaining 23 plantings required.**

*Ms. Corsell explained that Mr. Morrison is asking to modify the landscaping plan in order to get a Certificate of Occupancy (CO). She felt the issue of the parking lot and driveway was more urgent. Asked to address that first.*

*Ms. Kern was working with Ms. Hayes to understand the history of the application, which originated in 2015. She explained the timeline of modifications and suggested that the ARB could refer back to the P&Z on certain issues.*

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**REGULAR MEETING MINUTES FOR NOVEMBER 1, 2022**

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*Mr. Larson expressed concern about the landscaping and Ms. Kern explained that once a CO is given there is no recourse.*

*Mr. Morrison stated that he wants to put plantings in but needs the bank to release more funds and they will not until he has a CO. Mr. Morrison briefly explained his plan and said he wants to see how people use the space first.*

*Mr. Larson expressed concern that Mr. Morrison has had a history of changing things in this application without coming to the ARB first. Mr. Morrison asked for specifics. Mr. Larson mentioned siding, metal versus concrete, and roof pitch.*

*Mr. Morrison mentioned that he wants to put kinetic tree sculptures out front instead of real trees and Mr. Larson felt there was room for both.*

*Mr. Hanby asked for an explanation about the funding and the scheduling. Mr. Morrison explained that he wants to get the CO so the bank will release funds. He plans to plant phase 1 this Spring, which will include a tree by the southern entrance to the driveway and a garden bed on the north side. After the opening of the gallery he will plant phase 2.*

*Mr. Lewis asked when the gallery would open and Mr. Morrison replied, late May or early June. Mr. Lewis asked, if the board did not approve the CO, would that affect the opening of the gallery and Mr. Morrison replied that it could.*

*Mr. Larson asked when the parking lot would be finished with the metal trim. Ms. Kern pointed out that the metal trim was not approved nor is it required. She also mentioned that the driveway that was approved and on file has asphalt as a portion of the driveway. Despite the discussions of gravel, it was never approved for the entire driveway.*

*Ms. Kern stated that by the end of the meeting the board should be clear about what was approved and what they would be waiving to give a CO.*

*Ms. Corsell posed a question to Mr. Winter regarding the parking lot and asked if the ARB and P&Z can work jointly to approve the aesthetics. Mr. Winter stated that the plans were approved by the P&Z in line with the regulations governing the Kent Commercial zone. The ARB signed off on the drawing and aesthetics and approved the use of asphalt and gravel.*

*Ms. Hayes made one correction. The ARB approved plans that had a paved area made from bituminous material and now it has been paved with concrete. Mr. Morrison said he decided to use concrete and didn't realize he was confined to one material, he thought it just had to be hardscaped.*

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*Mr. Larson and Ms. Wasti expressed concern about the transition from hardscape to gravel and Ms. Kern reiterated that the gravel was not approved and that we should approve it tonight if the ARB is in agreement in the material change.*

*Mr. Hanby pointed out that the board needs to approve a plan. He takes Mr. Morrison at his word, but the entire board needs to understand the plan. Ms. Kern said, ideally, Mr. Morrison would come back with a revised plan and drawing.*

*Mr. Hanby suggested a temporary CO, but Ms. Corsell explained that it is a “sticky wicket” for the board because of the bank. Mr. Morrison agreed. Mr. Hanby said he had no doubt the landscaping would get done. Mr. Larson was more concerned about the driveway and said he needs to know, clearly, what the plan is.*

*Mr. Morrison asked if there was a picture of the as-built but Ms. Kern explained it did not exist in digital form to share on Zoom this evening. Mr. Winter said the problem with the as-built is that it does not align with the plan.*

*Mr. Morrison said he thought that after he had installed the wheel stops the only thing to be discussed was the landscaping.*

*Mr. Lewis said the board needs a complete site plan and can’t approve something that doesn’t exist.*

*Mr. Winter suggested that the board tell Mr. Morrison exactly what they need from him in order to approve the CO. Ms. Corsell mentioned the driveway completed by the opening in May and Mr. Larson said he needs to know more about the edging of the driveway. He suggested providing tear sheets. Mr. Hanby said the board would need the color of the gravel and the edging.*

*Ms. Kern explained that if the edging is included in the revised plan it would have to be completed to grant a CO. She explained that Mr. Morrison could come back to the board later concerning the edging if he chose to not include it in the revised plan.*

*Ms. Hayes and Ms. Kern offered to meet with Mr. Morrison to update the as-built and the plan so that the board can see a revised plan at the next regular meeting. Mr. Morrison agreed.*

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**4. ADJOURNMENT:**

The meeting adjourned at 6:54 p.m.

Respectfully submitted,

***Joanne Wasti***

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