

**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

RECEIVED FOR RECORD
KENT TOWN CLERK
2017 NOV 15 P 1:07
BY *D. Bradley*
TOWN CLERK

NOVEMBER 14, 2017 REGULAR MEETING MINUTES

The Architectural Review Board for the Kent Village District held a regular meeting on November 14, 2017 at 5:30 p.m. at the Town Hall, 41 Kent Green Blvd., Kent, CT.

1. CALL TO ORDER:

The meeting was called to order at 5:32pm.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Ellen Corsell, Greg St. John, and James Mauri attended. John Milnes Baker was unable to attend. No Alternates appointed.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, October 3, 2017

The minutes of the October 3rd meeting were approved.

4. APPLICATIONS:

4.1. Application #011-17, Caralee Rochovansky Revocable Trust, 26 South Main Street, repair front porch, future landscaping, Map 19 Block 13 Lot 45.

Application #011-17 for repair work to the front porch at 26 South Main Street was presented by Ms. Rochovansky with a detailed elevation drawing, including notes. There was no information provided regarding landscaping, so that portion of the application was not discussed, nor approved. The supporting posts are to be from 6x6 material, the spindles to be consistent with one of two drawings submitted.

The application was approved.

ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT

REGULAR MEETING MINUTES FOR NOVEMBER 14, 2017

These are draft minutes. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

- 4.2. Application #012-17, Vincent Roberti & Alison Hamill, 1 Bridge Street, addition of hip roof to front of carriage house, Map 19 Block 13 Lot 1.

Application #012-17 for the addition of a Portico Hip Roof, of 6'-6" in depth, approximately 7'-6" in height, to the front elevation of the building at the rear of 1 Bridge Street (facing South Main St.). The applicant, Vincent Roberti, provided professionally drawn plans prepared by Jim Vaughn, a residential designer of Sharon, CT.

Board Members unanimously stated their approval.

- 4.3. Application #013-17, Last Redoubt, LLC for Nordic Property Management, LLC, 11 Bridge Street, installation of 42" x 16" replacement sign for new business, Map 19 Block 13 Lot 36.

Application #013-17 was for a new sign for a new business at 11 Bridge Street. The sign is the same size, 42"x16", as the existing sign, and will be installed within the existing posts. The art work included with the application was approved with the comment from Chairperson Corsell that the finish must be a matte finish, not glossy.

The application was approved.

5. OTHER BUSINESS:

- 5.1. Acceptance and approval of 2018 Meeting Calendar.

The 2018 ARB meeting calendar was approved.

- 5.2. Modification to Application #013-16, 3 Maple Street LLC, additions, renovations and alterations to existing building; modification to include landscaping plan, Map 19 Block 42 Lot 33.

This application was for landscaping to be added to App. #013-16, at 3 Maple Street. There followed a discussion that lasted over one hour, which focused on the question of whether or not previous plans had been submitted to the Architectural Review Board. The board members in attendance were of the opinion that, while approval may have been provided by the P&Z Commission, these specific landscaping and fencing plans had not been submitted, nor approved by the ARB. Furthermore, the fencing, which has already begun, along with landscaping and 6' high hedges to follow within the next two weeks, are not in keeping with previous meetings in which the ARB members had specifically suggested, directed, that no fencing should be included that would discourage the use of, or visual impact of the front green area facing the corner of Main St. and Maple St.

Attorney Manasse argued, after requesting copies of rules governing P&Z, that the ARB's mandate was to advise only, and that approval by P&Z was the only approval needed by the applicant. He further argued that landscaping "is not architecture", a point that ARB members did not agree with.

ARCHITECTURAL REVIEW BOARD KENT VILLAGE DISTRICT

REGULAR MEETING MINUTES FOR NOVEMBER 14, 2017

These are draft minutes. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

Atty Manasse also opined that the applicant might be open to liability claims if access to the front of the property was left open.

In order to end the conversation, member Mauri stated that the entire discussion was academic, in as much as the work is already 90% complete, all materials likely had already been ordered (the gentlemen who attended to represent the owner agreed, and further stated they planned to complete and open the restaurant in two weeks).

In conclusion, it was stated and acknowledged that the owner's concept of creating an entry to main entrance of the restaurant from 3 Maple St., was in direct conflict with the ARB's original statement that this should be open and inviting to all walkers, visitors, motorists, consistent with what was believed to be an encouragement to create more visitors to walk all of the new Barn complex. The final result, with fencing, 6' high hedges, and considerable new trees and plant material, succeeds in creating an exclusive aura to the new restaurant entrance.

6. ADJOURNMENT:

The meeting was adjourned at 7:00pm

Respectfully submitted,

James Mauri

RECEIVED FOR RECORD
KENT TOWN CLERK
2017 NOV 15 P 1:07
BY *S. Bradley*
TOWN CLERK

ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT

REGULAR MEETING MINUTES FOR NOVEMBER 14, 2017

These are draft minutes. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.