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**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

SEPTEMBER 4, 2018 REGULAR MEETING MINUTES

The Architectural Review Board for the Kent Village District held a regular meeting on September 4, 2018 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 5:30 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Ellen Corsell, John Milnes Baker, Steve Pener, Greg St John, Bob McDowell and Frank Way attended.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, August 7, 2018

Motion to approve from Ellen Corsell, seconded by Frank Way, and was approved unanimously.

4. APPLICATIONS:

Motion made by Ellen Corsell to add item 5.A allowing for an informal discussion regarding property located at 5 South Main St.

4.A. Application #012-18, Jonathan Draper for Kent Center, LLC, 9 Maple Street, replacement of windows, doors, siding and alteration to existing roofline, Map 19 Block 42 Lot 35.

Chris Lee on behalf of Kent Center, LLC described the proposed work. St John asked if the proposed alterations would match the existing building and the applicant confirmed it would. No landscaping was proposed as per Mr. Lee.

Motion to approve from Pener, seconded by Frank Way, and was approved unanimously.

**ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT**

REGULAR MEETING MINUTES FOR SEPTEMBER 4, 2018

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- 4.B. Application #013-18, Donald Cramer Revocable Trust, 23 South Main Street, replacement of three first floor windows (west facing) and installation of one casement window (north facing), Map 4 Block 12 Lot 1.

Mr. Cramer discussed proposed window replacement for the building. The plan would be to replace one of the three large plate glass windows on the ground floor facing the street with a casement in the spot as well an addition of a casement window on the north side on the ground floor. Windows are required for egress requirements for a change of use to residential. Pener and Baker questioned whether it could be centered with the windows above. Mr. Cramer agreed to this revision.

Motion to approve from St John, seconded by Pener, and was approved unanimously.

5. OTHER BUSINESS:

- 5.A. Mark Smith of CMG Environmental, Inc. and Lew Salerno of SEIFS on behalf of the applicant presented the proposed alterations. Baker was emphatic that the proposed slate veneer at the bottom of the exterior of the building be eliminated and that the clapboard be brought down to the ground level.

Discussion centered first on the proposed addition to the building on the east side. Baker questioned whether the addition could step in from the existing building and if the eave details and pitch of the two roofs match up. Baker showed that by pushing back the addition to the east this could be accomplished. He also expressed that he would like to see the pork chop soffit detail eliminated. The ARB members expressed that they would like to see better detail on the proposed stair case and proposed trim. Baker would like to see a freeze board added to the gable ends where the clapboard meets the soffit.

6. ADJOURNMENT:

The meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Steve Pener

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