

**TOWN OF KENT
ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT**

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BY *Donna Hayes*
TOWN CLERK

FEBRUARY 13, 2018 SPECIAL MEETING MINUTES

The Architectural Review Board for the Kent Village District held a special meeting on February 13, 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 5:33 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Ellen Corsell, John Milnes Baker, Greg St. John, Steve Pener attended.

Donna Hayes, Land Use Administrator was present.

There was no appointment of alternates.

Steve Pener was formally appointed to the Architectural Review Board and was promptly named Secretary replacing recently resigned James Mauri.

3. READING AND APPROVAL OF MINUTES:

3.A. Special Meeting Minutes, December 12, 2017

A motion to approve from St. John, seconded by Corsell, and was approved unanimously.

4. APPLICATIONS:

4.A. Application #001-18, Robert & Kolleen Indorf, 31 South Main Street, window replacement and new vinyl siding, Map 4 Block 12 Lot 3.

Robert Indorf presented sample drawings of proposed nine-over-one replacement windows that would match existing windows. Mr. Indorf also presented a sample of the proposed vinyl siding which is aimed at matching the existing clapboard. St. John discussed possibly reducing the

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reveal for the clapboard. The addition of corner boards for the building was also discussed - the existing mitered corners of the siding cannot be recreated with vinyl siding. Proposed work to be limited to house and not garage. No changes to the proposal were deemed necessary.

Baker moved to approved, seconded from St. John, and was approved unanimously.

- 4.B.** Application #002-18, George-Ann Gowan, 89B North Main Street, bedroom addition, extension of entry roof and new bay window, Map 19 Block 15 Lot 4.

Architect Scot Samuelson presented on behalf of the applicant drawings of the proposed alterations and addition. A proposed small roof overhang along the front facade of the home is to be extended to overhang a proposed new bay window. The idea is to create a more symmetrical entry. The proposed bedroom addition including simulated divided light windows, siding and roof materials is to match the existing home.

Baker made a motion to approve, Pener seconded, and was approved unanimously.

- 4.C.** Application #003-18, Donald J. Cramer Revocable Trust, 23 South Main Street, installation of additional window on southern side of building; replacement of two second story windows; replacement of rear entrance doors, Map 4 Block 12 Lot 1.

Mr. Cramer proposed adding an additional window to the southern side of the building that would match existing casement windows. Baker recommended using a window that could allow for egress in case a future use of the building would be residential. Cramer stated the replacement windows are to match existing.

Pener made a motion to approve, St John seconded, and was approved unanimously.

5. OTHER BUSINESS:

5.1. Discussion on possible changes to Kent Village District Regulations – Section 5A

Discussion centered around whether the new proposed zoning regulations as they pertain to the makeup of the Architectural Review Board for the Kent Village District be revised to include language requiring at least one architect always be a member of the board. In addition, a question arose of whether this architect need to be present at each meeting to constitute a quorum. It was generally agreed that language be added that closely reflects CT's Village District State Statute as found below:

- (d) All applications for new construction and substantial reconstruction within the district and in view from public roadways shall be subject to review and recommendation by an architect or architectural firm, landscape architect, or*

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planner who is a member of the American Institute of Certified Planners selected and contracted by the commission and designated as the village district consultant for such application. Alternatively, the commission may designate as the village district consultant for such application an architectural review board whose members shall include at least one architect, landscape architect or planner who is a member of the American Institute of Certified Planners.

6. ADJOURNMENT:

The meeting was adjourned at 6:33 p.m.

Respectfully submitted,

Steve Pener

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