

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

41 Kent Green Boulevard
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JULY 9, 2019 SPECIAL MEETING MINUTES

The Architectural Review Board for the Kent Village District held a meeting on **July 9, 2019 at 5:30 p.m.** at the Town Hall, 41 Kent Green Blvd., Kent, CT.

1. CALL TO ORDER:

Ellen Corsell called the meeting to order 5:30pm.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Ellen Corsell, Steve Pener, Greg St John, Peter Hanby, Robert McDowell were present for the ARB.

Ellen Corsell elevated Robert McDowell to voting status.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, March 5, 2019

St John made a motion to approve Special Meeting Minutes from March 5, 2019. Corsell seconded and approved unanimously.

4. APPLICATIONS:

4.A. Application #01-19, Muhammad N. Afzal for MKN Property Holding, LLC, 5 South Main Street, installation of 10 exterior building lights, 12 flush mount canopy lights and 2 Mobil logo boxes to canopy fascia, May 19 Block 12 Lot 5.

Lew Salerno and Muhammed Afzal present on behalf of the applicant, MKN Property Holding, LLC.

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

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Mr. Salerno discussed replacing existing canopy lighting with flush-mount canopy lights that will be more downward focused and more yellow/warm tone than existing lighting.

Mr. Salerno also discussed the proposed canopy signage which is to include replacing the existing canopy Mobil sign with a new one, similar in size and design, and adding a matching one for the RT 341 canopy that currently lacks signage.

South facade lighting to include two gooseneck and two sconces for the stairwell.

Pener made a motion to make a recommendation to the Planning & Zoning Commission to accept the proposed lighting and signage as presented with the modification that would allow for two goosenecks and two sconces for stairwell on the south elevation. Lighting for the stairwell to be put on separate on/off switch from other outdoor lighting. Corsell seconded, and was approved unanimously.

5. OTHER BUSINESS:

5.A. Preliminary discussion on how to improve the pre-application process.

Discussion of cleaning up the Village District application process as well as design guidelines. Pener noted that Ridgefield, CT has a village district whose regs might provide guidance.

6. ADJOURNMENT:

Meeting was adjourned at 6:30pm.

Respectfully submitted,

Steve Pener

Steve Pener

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