

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

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**FEBRUARY 7, 2017 SPECIAL MEETING MINUTES**

The Architectural Review Board for the Kent Village District held a regular meeting on February 7, 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 by James Mauri at 5:39 p.m.

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

Chairperson Ellen Corsell was out of town, and Scot Samuelson was unable to attend. Mr. Baker and Mr. St. John, together with the writer, constituted a quorum. Donna Hayes also attended.

**3. READING AND APPROVAL OF MINUTES:**

**3.A. Special Meeting Minutes, December 12, 2016**

The Minutes of the December 12, 2016 meeting were approved.

Mr. Mauri added agenda item 5.3.; Signage for Chestnut Woodworking & Antique Flooring Co.

**4. APPLICATIONS:**

**4.1. Application #001-17, Kent Center, LLC, signs for The Village Herbalist, 9 Maple Street, Map 19 Block 42 Lot 35.**

Application #001-17, Kent Center, LLC, signs for The Village Herbalist, 9 Maple Street, Map 19 Block 42 Lot 35 was submitted by Terri Lundquist for The Village Herbalist. While the building's front door faces Rte 341, and its address is 9 Maple Street, the proposed signage is only visible from Old Barn Road. The applicant did not attend the meeting.

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There are two signs proposed, one of which is already attached to the east elevation of the building. The second sign is proposed to hang from the building near the front door. The application included photo copies of the signage designs and dimensions.

The discussion that followed focused on whether or not the graphic style of the signage design was consistent with the over-all designs previously approved for the entire Kent Barns project and buildings. It was not clear whether or not the applicant had previously sought and obtained approval from the building owner, Kent Center LLC.

The attending members decided not to approve, nor disapprove the application. Rather, a decision was reached to table it, and review the application at the next regularly scheduled meeting, pending answers to the above questions.

## **5. OTHER BUSINESS:**

- 5.1.** Modification to permit #005-16, Irvlen Equity, LLC, 0 North Main Street, construction of new art gallery; modification to include adjustment to roofline, Map 19 Block 42 Lot 5.

John Allee, the architect for the building, and Mr. Morrison attended, and presented the proposed modification which is comprised of a change in the roof pitch on the storage building at the rear of the lot. Drawings were included with the application.

A motion to approve the application was made by Mauri, and seconded by St. John, and Mr. Baker also voted to approve.

- 5.2.** Propane tanks at the Town of Kent Visitors' Center.

The discussion before the ARB was to solicit an informal opinion with regard to the location of a propane tank (or tanks), and whether or not the tanks could be, should be above grade or below grade. After considerable discussion, the sense of the attending members was that it would be preferable to install propane tank(s) below grade. Any tank above grade would have to be hidden by fencing. It was also clear that the ARB would not mandate either option, that is, the final decision would be made by the Visitors' Center Committee, in concert with the Board of Selectman, Bruce Adams, Planning and Zoning if needed, and based on cost comparisons and the most practical location for the tank(s).

- 5.3.** Signage for Chestnut Woodworking & Antique Flooring Co, Kent Center.

The sign is hung near the front door, again facing north, and was not submitted to the ARB for approval. It is assumed that the new occupant may have submitted the sign for approval to the owner, Kent Center LLC. This again brings up the question of whether or not any new building

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occupant in Kent Barns may or may not install signage by merely seeking the approval of the project owner, not ARB, and whether or not the owner's approval is consistent with ARB's previous approval for overall signage design and placement for all buildings within Kent Barns.

This will be taken under advisement and further discussion will take place at the next regularly scheduled ARB meeting.

**6. ADJOURNMENT:**

A motion was made and seconded to adjourn at 6:40 p.m.

Respectfully submitted,

James Mauri

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