

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

41 Kent Green Boulevard
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Phone (860) 927-4625 Fax (860) 927-4541

AUGUST 10, 2015 SPECIAL MEETING MINUTES

The Architectural Review Board for the Kent Village District held a special meeting on August 10, 2015 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 5:40 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Members Present: Ellen Corsell, John Baker, Jim Mauri, Greg Saint John, Scot Samuelson

3. READING AND APPROVAL OF MINUTES:

No action taken.

4. APPLICATIONS:

- 4.1. Application #005-15, Kent Center, LLC, 9 and 3 Maple Street and 10 North Main Street, proposed signage, landscaping, hardscaping and driveway reconfiguration, Map 19 Block 42 Lots 35, 29 and 33.

The Board is in consensus that many of the proposals that were presented on the plans by Arthur H. Howland & Associates for the application, Kent Center, LLC, are good and suggested the modifications and considerations that are listed below with sketch illustrations.

- 1. As indicated on plan L-2.00, the combination of vehicular and pedestrian ingress access between buildings 13 and 14 is good and the Board recommends the same between buildings 14 and 15. To ease vehicle maneuvering either reduce or omit the north landscape peninsula at the north corner of building 14. Please see Sketch 1.
- 2. The importance of the corner at Maple and Main Streets, which functions much like a town green, should be recognized and it should remain open and welcoming to pedestrians. It also serves as a visual point of arrival for motorists into the Town of Kent and needs to continue to do so. The Board recommends the removal of the landscaping, the sign and the split rail fence that

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bisects the lawn. Instead, the fence and plantings should be repositioned along the end of the parking lot behind building 12 to screen vehicles. Please see Sketch 2.

3. To encourage more foot traffic, the Board recommends making Fulling Lane one way heading east into the complex; the bathrooms off Fulling Lane should be reopened to the public.
4. Although the proposed signage falls under Town of Kent Zoning Regulation section 19.8 "Alternative Signage Program For Large Developments", the Board recommends the following: that overall, the signage should be more reflective and inclusive of the Town of Kent as mentioned above; that the number of signs be greatly reduced; that the actual size of some of the signs be reduced; and the lettering painted on building 1 "KENT BARNS ..." be omitted entirely.
5. The Board recommends that Gifford's awning/marquee be rethought as a covered pergola type structure which would be more in keeping with the architecture of the building. We also recommend that the structure be positioned along the front of the parking area rather than alongside the building and that the overall height be no more than one story. Please see Sketch 3.
6. The 2 proposed windmills should be omitted entirely.
7. That all exterior changes to the buildings much come before the Kent Architectural Review Board to be considered individually including, but not limited to, the Farm Shop building and Gifford's marquee.
8. That an updated set of plans needs to be provided that accurately shows Building D and L; that reflects the proposed silo on page L-4.08 has been omitted; and the cross referencing on the signage key page L-4.02 be corrected.
9. The Board also recommends that the fire truck circulation for KME Pumper actually be tested as indicated on page L-2.01.

5. OTHER BUSINESS:

No action taken.

6. ADJOURNMENT:

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Scott Samuelson

RECEIVED FOR RECORD
KENT TOWN CLERK

2015 AUG 13 P 2:55

BY *Shelley Hall*
TOWN CLERK *ATZ*

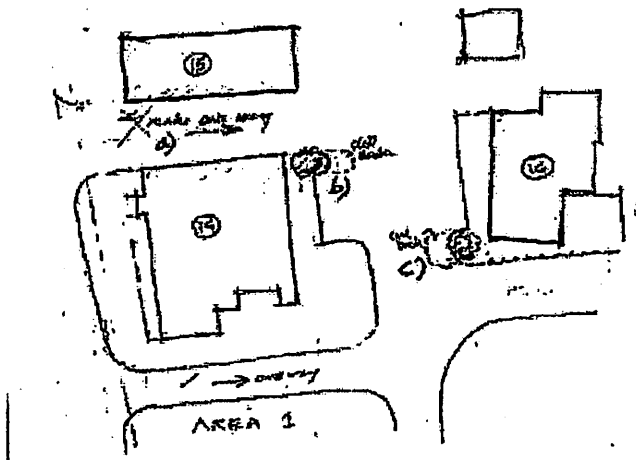
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①

Area 1

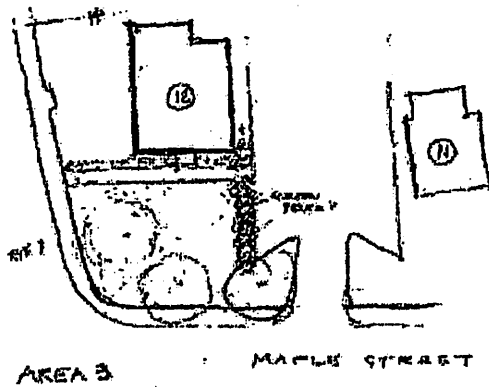


Notes

- a) make one-way
- b) cut back planting
- c) "

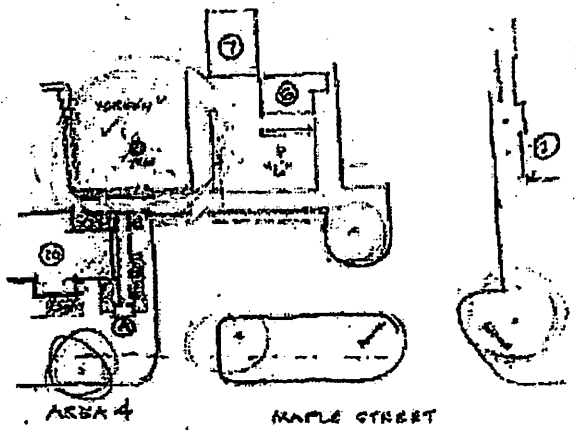
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Area 2



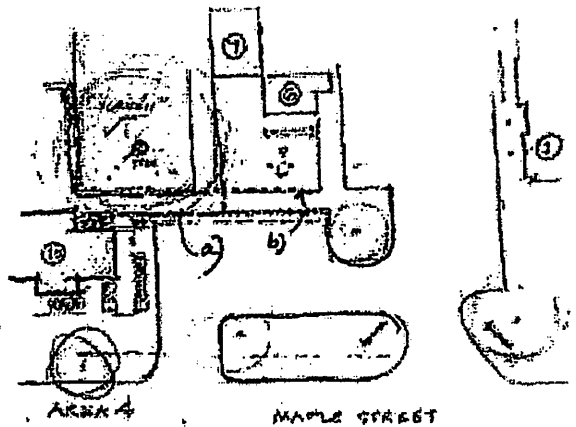
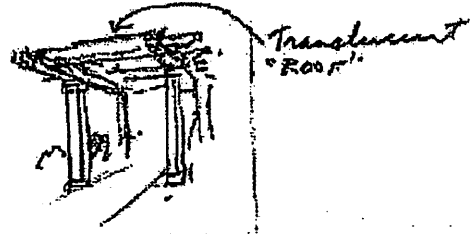
NOTE:

- ① omit diagonal fence w/ gate.
- ② Provide fence/hedge screen between the "Corson Green" and the parking.
- ③ Leave this whole corner alone.!



NOTES: (A)

- 1) Instead of canvas
hangings w/ pipe #154
provide a pergola - 4



NOTES (B)

- a) Consider relocating
covered area
as shown.
- b) Since stone wall is
to be relocated
anyway, consider
moving it to the
north side of the
walkway