

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

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2015 NOV 16 A 9:00

BY *Sandra Bradley*
TOWN CLERK

NOVEMBER 10, 2015 REGULAR MEETING MINUTES

The Architectural Review Board for the Kent Village District held a regular meeting on November 10, 2015 at 5:30 p.m. at the Town Hall, 41 Kent Green Blvd., Kent, CT.

1. CALL TO ORDER:

Ms. Corsell called the meeting to order at 5:30 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members Present: Ellen Corsell, Chairman; John Baker, Scot Samuelson, Greg St. John

Guests Present: Stephen Griss, Architect
Bill Morrison and family, applicant.

3. READING AND APPROVAL OF MINUTES:

- 3.A. Regular Meeting Minutes, August 4, 2015
- 3.B. Special Meeting Minutes, August 10, 2015.
- 3.C. Special Meeting Minutes, October 2, 2015.
- 3.D. Regular Meeting Minutes, October 6, 2015.

Minutes from the above meetings were approved with one correction. At the regular meeting of October 6, 2015, the 2016 Regular Meeting Schedule was approved.

4. APPLICATIONS:

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REGULAR MEETING MINUTES FOR NOVEMBER 10, 2015

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- 4.1. Application #007-15, Irvlen Equity, LLC, 0 North Main Street (pka 60 North Main Street), construction of art gallery and sculpture garden, Map 19 Block 42 Lot 9.

Mr. Stephen Griss, architect for the applicant, explained and discussed the proposed structure for the space.

Exterior elements discussion concerned location of dumpsters and mechanical equipment to be out of public view and how to accommodate an overflow of cars for larger events. Options were discussed. Mr. Morrison has been in contact with his neighbor, Mr. John Casey and has a secondary option of locating parking in the rear of the building. It was discussed that although rear parking would be preferable, practicality placed it in the front.

It was asked that the streetscape be included in the design element and application so the proposed building emerges more so into the surrounding streetscape. This concept was not brought to the ARB; showing the impact of this building to the other Rt. 7 structures. ARB encourages this to be more evident and part of the application.

The ABR also discussed possibly changing the flat roof design which is problematic in the northeast and use of more energy efficient building materials. The use of solar panels or solar devices was also discussed and there possible integration.

The ABR would like to see that the building, through architectural design, connects and compliments the fabric of the streetscape of the other buildings in the historic district. This possibly could be done through a post modern approach where elements of other architectural traditions found in the Kent streetscape are brought into the structure or hearkens to the history of Kent.

The ABR is enthusiastic about the modern concept but feels that the design of this building and how it interrelates into the streetscape needs to be "jewel like" so as time passes it becomes a historical landmark that the town will cherish.

A motion was made to table the application by Mr. St. John. Ms. Corsell seconded and the motion carried unanimously.

5. OTHER BUSINESS:

5.A. Discussion on Route 341 Eastern Gateway Cleanup

Mr. Baker discussed the progress with the screening project on Rte. 341. It was agreed to go to the land owners and proceed with plantings. Mr. Baker is looking into the types of material that would suit the land best.

5.B. Discussion on Section 5100, Kent Village Overlay District (KVOD), of the proposed new regulations.

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Mr. Samuelson suggested that solar devices should be included within the KOVD. The requirement for two licensed architects on the board is not listed currently.

Further discussion was tabled to the next meeting.

5.C. Approval of 2016 Regular Meeting Schedule

Originally approved at the October 6th meeting.

6. ADJOURNMENT:

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Ellen Corsell, Chairman

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