

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

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DECEMBER 1, 2015 REGULAR MEETING MINUTES

The Architectural Review Board for the Kent Village District held a regular meeting on December 1, 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 by Chairlady Ellen Corsell at 5:31pm.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members Present: Ellen Corsell, Chairman; John Baker, James Mauri,
Gregory St. John, Scot Samuelson

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, November 10, 2015

Gregory St. John moved to approve the regular meeting minutes as written. Scot Samuelson seconded and the motion carried unanimously.

4. APPLICATIONS:

- 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.

At 6:00pm item 4.1, app. #007-15, Irvlen Equity LLC, opened for discussion with Billy Morrison. A one hour discussion followed, reviewing drawings presented at last month's meeting, and a few new drawings which had already been rejected by Morrison. Member St. John suggested the possible value of building small three dimensional "boxes" to move around the site to assist in determining massing of the various wings of the proposed building. It was clear that all members of the ARB would not approve, nor encourage the continued development

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of the proposed concept. Morrison admitted his own disappointment in the year-long effort he had invested in with this particular architect. There followed suggestions on how he could go about identifying and attracting other CT based architects to provide preliminary concepts that might lead to specific plans that would be more likely to receive ARB support and approval. Mr. Baker would look into his own files and make suggestions to Morrison. This discussion ended at about 7:00 pm.

4.2. Application #008-15, Vincent Roberti and Bronwyn Hamill, 1 Bridge Street, exterior renovation to carriage house, Map 19 Block 13 Lot 1.

The first item on the agenda was app. #008-15, for building alterations located at 1 Bridge Street. The owner, Vincent Roberti, presented plans to convert the building into two separate rentable living units. The plans were nicely prepared by Jim Vaughn, a residential designer, from Sharon. The exterior east and north elevations will be altered with French Door units. The interiors will be totally renovated to include kitchens and baths and a stair at the rear south side for ingress to the upper floor unit. Both members Baker and Samuelson raised questions and concern about the shutters, the quality, materials, and Mr. Samuelson offered resource information to Mr. Roberti. There was also comment about the absence of weather protection at the front entry to the building. The existing parking area provides for 17 parking spaces and will be reduced to 8, together with new landscaping to enhance the appearance from Main Street. Samuelson suggested adding that the ARB prefers the shutters to be wood and operable or if fixed they will be made to look as though they are operable. They should also be sized correctly to completely cover the doors when closed. Mounting them flat against the siding along the outside edge of the door trim is not acceptable.

This discussion was momentarily interrupted by First Selectman Bruce Adams to inform the ARB members that James Mauri had been proposed to become a member of the committee charged with overseeing and assisting the Committee of Selectmen regarding the Town Welcome Center project, and that his proposal had not been approved. Mr. Adams asked the members of ARB to discuss and comment.

John Baker made a motion to approve application #008-15. His motion was seconded by Scot Samuelson and approved unanimously.

5. OTHER BUSINESS:

5.A. Discussion on Route 341 Eastern Gateway Cleanup

There was a brief follow up discussion about item 5A, the Route 341 "beautification" effort. Mr. Baker will again be taking the lead to determine how best to proceed, while questioning suggestions by Marge Smith of Wetlands regarding the need to do soils testing. There was a

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discussion about identifying plant material specialists, with Mr. Samuelson offering some names and resources.

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

No discussion.

5.C. Town Welcome Center Project

The meeting then moved to a brief discussion about ARB's role regarding the Town Welcome Center project. Mr. Baker has developed preliminary sketches which he shared, and will be working with the Board of Selectmen to try to determine preliminary cost estimates in time for their next meeting on January 5th. There is a question as to whether or not approval by ARB is needed, inasmuch as Mr. Baker will have already shared and likely received tacit approval from the ARB members. Assuming approval by the Board of Selectman, ARB is recommending that Mr. Baker be permitted to make the final presentation to the Town Meeting attendants at the next annual meeting on January 21st at 7pm.

6. ADJOURNMENT:


The meeting was adjourned at 7:40pm.

Respectfully submitted,

James Mauri

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