

**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

JUNE 14, 2017 SPECIAL MEETING MINUTES

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2017 JUN 21 A 9:38

BY *Donna Hayes*
TOWN CLERK

The Architectural Review Board for the Kent Village District held a special meeting on June 14, 2017 at 5:30 p.m. at the Town Hall, 41 Kent Green Blvd., Kent, CT.

1. CALL TO ORDER:

The special meeting was called to order at 5:30 pm.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

In attendance were Chairperson Ellen Corsell, and Mssrs. Baker, St. John, and Mauri. Donna Hayes also attended.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, May 2, 2017

The Meeting Minutes of the May 2, 2017 were read and approved.

4. APPLICATIONS:

4.1. Application #007-17, Chris Wolf for John Casey, Trustee, 18 Kent Green Boulevard, installation of new signage at hardware store, Map 19 Block 42 Lot 8.

Application #007-17 for installation of new signage for the former True Value Hardware store submitted by Chris Wolf for John Casey, was reviewed and approved. Art for the proposed new signage was included in the application. (Mr. Wolf arrived at 6:30pm)

5. OTHER BUSINESS:

5.1. Application #006-17, Caralee Rochovansky Revocable Trust, 26 South Main Street, replacement of roof; repointing of chimneys; repair of front porch; construction of retaining wall; and, associated landscaping, Map 19 Block 13 Lot 45.

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Due to the continuing absence of previously requested and needed information, such as, dimensioned drawings, materials specifications and samples, this application has been denied in its entirety. Work on the roof and chimneys had already been undertaken and completed, therefore ARB members are unable to approve.

The application further requests ARB approval for work on the front porch, construction of a retaining wall, and associated landscaping. The application does not refer to a new driveway and parking area, and stone retaining wall, all also undertaken, but not completed. This work has been stopped pending the ARB's request for engineering drawings and a professional survey to include elevations, changes in contours, and lot lines, as well as the proposed new driveway from Main St. (Route 7) to the proposed parking area.

The applicant was advised that work on the front porch must take into consideration the proposed revised use of the lower level, and that a change of use application must be submitted to the Town Planning and Zoning Commission.

5.2. Update on Town of Kent Visitor Center, 3 Railroad Street.

Mr. Baker stated that the new building is to be referred to as the Town Welcome Center, not the Visitor Center. The building is open to the public, bathroom and outdoor shower facilities are working, only the entrance display area is not complete, pending design changes under the direction of the Chamber of Commerce.

5.3. Replacement of Member Scot Samuelson.

It was agreed that the members should reach out to attract a permanent candidate for this position.

It was also discussed and agreed that new candidates should be an Architect, Landscape Architect, or a member of the recognized organization of Architectural and Landscape Planners. Until such new candidate has become a member of the ARB, and in the event Mr. Baker is unable to attend a regular meeting, the Board could request Mr. Samuelson to attend as "consultant" for the purpose of advising other Members on various applications.

5.4. Trees

Member Mauri raised concern over the absence of control over the removal of important and mature trees that are part of the beauty and character of the Town of Kent. While it is generally understood that diseased trees that threaten the safety of our walkways and thoroughfares, or trees that compromise the safety of power and communications lines overhead, the fact remains that there are little or no ordinances that prevent property owners from removing trees at their sole discretion and without notice.

The sense of all Members was that the ARB would like to initiate a dialogue with other Town officials (Bruce Bennett, the Town Tree Warden was mentioned) to begin a process that would lead to the

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creation of a new ordinance to prevent the arbitrary removal of trees, without due process, which might include written submittals from utility companies, and/or findings from professional arborists supporting the reasons for removal.

6. ADJOURNMENT:

The meeting was adjourned at 6:37pm.

Respectfully submitted,

James Mauri

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BY *Sarah Gray*
TOWN CLERK

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