

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

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BY *Donna Hayes*  
TOWN CLERK

**JUNE 7, 2016 REGULAR MEETING MINUTES**

The Architectural Review Board for the Kent Village District held a regular meeting on June 7, 2016 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 5:35 pm by Scot Samuelson.

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

Commissioners Present: Scott Samuelson, John Milnes Baker, Greg St. John and Jim Mauri.  
Ellen Corsell was unable to attend.

Staff Present: Donna Hayes, Land Use Administrator

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

**3.A. Regular Meeting Minutes, May 3, 2016**

A motion was made by Mauri to approve the minutes of the May 3rd meeting, seconded by St. John, and the minutes were approved.

Added to the agenda for this meeting were Applications 4.3 #010-16, signage at 22 South Main St., for R. T. Facts, and 4.4 #011 at 8 Old Barn Rd., also for R. T. Facts.

**4. APPLICATIONS:**

**4.1. Application #008-16, Kent Coffee & Chocolate for Kevin J. Hart, et al, 45 North Main Street, new signage and fence by drive-up window, Map 19 Block 15 Lot 14.**

Final art for the signage to include lighting, and the fence by the drive-up window were presented. There were no further questions.

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St. John made a motion to approve, seconded by Baker, and unanimously approved

- 4.2. Application #009-16, 3 Maple Street LLC, 3 Maple Street, addition, renovations, and exterior improvements, Map 19 Block 42 Lots 33.

Paul Szymanski of Arthur H. Howland & Assoc., the applicant, presented architectural drawings by Wyrick & Associates, floor plans and elevations, together with enhanced photos of existing and proposed solutions to assist the Board members to fully understand the construction work that is proposed.

It was stated that the ownership wishes to retain the historical features of the building, which may date back to the late 18th century.

There followed substantial discussion and questions led by Samuelson, Baker, and St. John, focusing on the brick chimney stacks, roof pitches, provision for mechanical outlets, the color of the finished project to remain the same, a proposed white picket fence, and recommendations made regarding a standing seam copper roof at the low pitched section of the roof, and half round copper gutters. Baker recommended better spacing for the existing and new porch posts. This was well received by the applicant. Questions regarding the roof ventilation system for the kitchen were raised. When asked if screening was considered, the response was that it had not been.

Lastly, it was stated and noted that the upper level apartment will be removed permanently.

The next meeting (if not sooner) should include samples of the brick, and the copper materials as stated above, or if possible. Photos may be emailed to Donna Hayes in order to expedite earlier moving ahead with certain aspects of the work and application for and issuance of the building permit.

A motion to continue was made by St. John and seconded by Samuelson.

- 4.3. Application 011-16, Old Town Hall, LLC, 22 South Main Street, new sign, Map 19 Block 13 Lot 6.

See discussion under agenda item #4.4.

- 4.4. Application 012-16, Natalie Randall for Kent Center, LLC, 8 Old Barn Road, temporary sign, Map 19 Block 42 Lot 35

The artwork/design was presented by Natalie Randall. It was explained that the existing sign in front of the property located at 22 South Main would stay in its existing location and that there would be a change to the material.

The sign on 8 Old Barn would be temporary through the end of October at which point in time a decision would be made as to whether or not they would continue to stay in that location.

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A motion was made and seconded and unanimously approved for both.

**5. OTHER BUSINESS:**

**5.A. Discussion on Route 341 Eastern Gateway Cleanup**

The subject of the Route 341 Eastern Gateway Cleanup was updated to the Board by Mr. Baker. It was agreed that this project would no longer be a matter for the ARB to deal with.

**6. ADJOURNMENT:**

A motion was made to adjourn the meeting at 6:40p.m. and unanimously approved.

Respectfully submitted,

James Mauri

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PAGE 3

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