

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

41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757
Phone (860) 927-4625 Fax (860) 927-4541

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2016 MAY -5 A 9:54

Barbara Dwyer, TC
TOWN CLERK

MAY 3, 2016 REGULAR MEETING MINUTES

The Architectural Review Board for the Kent Village District held a regular meeting on May 3, 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 5:31pm by Chair Lady Ellen Corsell.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members Present: Ms. Corsell, Mr. Baker, Mr. St. John and Mr. Mauri
Member Scot Samuelson was unable to attend

Staff Present: Ms. Hayes, Land Use Administrator

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, April 5, 2016

The minutes of the April 5th meeting were approved.

4. APPLICATIONS:

- 4.1.** Application #004-16, Kent Coffee & Chocolate for Kevin J. Hart, et al, 45 North Main Street, new signage and fence by drive-in window, Map 19 Block 15 Lot 14.

The application will have to be re-submitted as no one representing the applicant attended. There was no discussion.

- 4.2.** Application #005-16, Irvlen Equity, 0 North Main Street, new gallery, Map 19 Block 42 Lot 9.

John Allee, Architect and Billy Morrison presented updated plans that indicated revised parking and space for large truck turn-around.

There followed a discussion about landscaping, care for existing trees, and the potential for the Kent Farmer's

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Market to set up along the road this coming season. Mr. Morrison stated that it was something he had proposed to provide more visibility for those who bring goods to their stands. This will be on a trial basis to see if it works for all.

Mr. Baker moved to approve Application #005-16, Irvlen Equity, 0 North Main Street, new gallery, Map 19 Block 42 Lot 9 with the condition that completed construction documents be presented prior to final approval. Mr. St. John seconded and the motion carried unanimously.

- 4.3. Application #006-16, Kent Center, LLC, 9 Maple Street and 10 North Main Street, proposed signage and fences, Map 19 Block 42 Lots 35 and 29.

Paul Szymanski of Howland & Assoc. presented updated and revised art work for the project signage. Mr. Szymanski informed the Board that they were not ready to submit the plans for the fencing and withdrew that part of the application. He continued that there would be a separate presentation for fencing at the next ARB meeting in June. After a thorough discussion the members approved the signage.

Mr. Mauri moved to approve Application #006-16, Kent Center, LLC, 9 Maple Street and 10 North Main Street, proposed signage and fences, Map 19 Block 42 Lots 35 and 29.

- 4.4. Application #007-16, The Covered Wagon Country Store for Supremus Properties, Inc., 27 North Main Street, Unit 2B, installation of overhead sign, Map 19 Block 14 Lot 2.

Since no one was present, Ms. Hayes informed the Board of the location and position of the sign. The Board reviewed the art included with the application.

Mr. Mauri moved to approve Application #007-16, The Covered Wagon Country Store for Supremus Properties, Inc., 27 North Main Street, Unit 2B, installation of overhead sign, Map 19 Block 14 Lot 2. Mr. St. John seconded and the motion carried unanimously.

- 4.5. Application #008-16, Kent Wine for Dorothy Casey, 24 North Main Street, installation of 3 awning style windows, Map 19 Block 42 Lot 25

This application was for the addition of three small awning windows on the north elevation of a building at the rear of the Kent Wine Store. For the most part, these windows will only be visible from the rear parking lot.

Mr. Baker moved to approve Application #008-16, Kent Wine for Dorothy Casey, 24 North Main Street, installation of 3 awning style windows, Map 19 Block 42 Lot 25. Ms. Corsell seconded and the motion carried unanimously.

- 4.6. Application #009-16, Stacey Grimsley for John E. Casey, Trustee, 1 Kent Green Blvd., landscaping, Map 19 Block 42 Lot 8.

The owners and operators of the new Bakery in the #1 Kent Green Blvd. building (owned by John Casey) presented photos of their existing outdoor eating "garden". The discussion was about how to create a more inviting and attractive environment for customers of the Bakery for outdoor dining. Some of the ideas included

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creating a patio with pavers, more attractive furniture with tables and umbrellas, a new awning over the large window and a new door on the south elevation facing Rte 7.

All of the ideas met with tentative approval from board members, but subject to final details and materials choices by the owners.

5. OTHER BUSINESS:

5.A. Discussion on Route 341 Eastern Gateway Cleanup

Mr. Baker presented sketches. Ms. Corsell repeated her encouragement that a serious fund raising effort be started immediately. She would head up this effort.

6. ADJOURNMENT:

The meeting was adjourned at 7:04 p.m.

Respectfully submitted,

James Mauri

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