

**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

APRIL 5, 2016 REGULAR MEETING MINUTES

The Architectural Review Board for the Kent Village District held a regular meeting on April 5, 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 5:32pm by Chair Lady Ellen Corsell.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

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

Staff Present: Donna Hayes, Land Use Administrator

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, March 1, 2016

Mr. Mauri moved to approve the Regular Meeting Minutes, March 1, 2016, as written. Mr. Baker seconded and the motion carried unanimously.

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.

Sharon Songal presented preliminary ideas, sketches, drawings, etc., for proposed signage, and new fencing adjacent to the "drive thru" lane previously used by the Bank of America. There are two signs proposed, one of approximately 18 sq. feet atop the existing masonry close to Rt. 7, and one above the entry. This latter sign will have to conform to the dimension limitations, and will be further reviewed upon presentation of a dimensioned front elevation. Both signs will have lighting. While there will no longer be a drive thru, the existing space will function as a walk-up window for serving coffee and ice cream. The proposed fencing will mimic the fence atop the portico and is intended to protect children from wandering off the property. The new fencing will be approximately 36" high. Members Baker

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and Samuelson suggested painting out the white accents on the dormer windows at the second floor, and all of the white trim, shutters, doors and window trim at the main level. Ms. Songal stated she was interested in a preliminary reaction to all of the proposed ideas. The meeting was ended with a generally positive reaction from all members, and it was agreed to continue the matter at the next meeting on May 3rd.

Mr. Mauri moved to continue 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 to the next regular meeting of May 3, 2016. Mr. Baker seconded and the motion carried unanimously.

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

Architect John Allee of AA&D, Millerton, NY, presented preliminary design concepts for the new Morrison Gallery on the lot facing Rt. 7, just north of the entryway to the Town Center. He presented a site plan, floor plans and interiors, as well as elevations, along with digitized visuals, showing the building renderings superimposed on the actual site photos. Several full sized samples of exterior finish materials and proposed window and glazing fenestration were also presented. Wood samples were finished to match the dark grey of the fenestration and corrugated metal siding, to be used primarily on the secondary storage building to the rear of the site. All of the above met with enthusiastic positive reaction from all board members. The presentation and discussion ended with the understanding that more detailed drawings would be completed and presented along with revisions to the site plan, revised parking and landscaping.

Ms. Corsell moved to continue Application #005-16, Irvlen Equity, 0 North Main Street, new gallery, Map 19 Block 42 Lot 9 to the next regular meeting of May 3, 2016. Mr. Mauri seconded and the motion carried unanimously.

5. OTHER BUSINESS:

5.A. Discussion on Route 341 Eastern Gateway Cleanup

Item 5.A. would be discussed at a later date.

6. ADJOURNMENT:

The meeting was adjourned at 7:15pm.

Respectfully submitted,

James Mauri

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BY

TOWN CLERK

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