

**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**

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BY *Donna Hayes*  
TOWN CLERK

**MARCH 1, 2016 REGULAR MEETING MINUTES**

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

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

Attending were Ellen Corsell, Scot Samuelson, Greg St. John, and James Mauri. Donna Hayes joined a bit later.

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

**3.A. Special Meeting Minutes, February 9, 2016**

The Special Meeting Minutes of February 9th were read and approved.

**4. APPLICATIONS:**

**4.1. Application #002-16, Wanessa Anderson for Tri-R Properties, 25 North Main Street, Unit 2-10, hanging sign for W. Rhythm Fitness Studio, Map 19 Block 14 Lot 2.**

Application #002-16 Wanessa Anderson for Tri-R Properties, 25 N. Main St., unit 2-10 for a hanging sign for her new Rhythm Fitness Studio was presented by the applicant. There had been no previous sign by the former occupant. The dimensions of the sign were corrected to 36"x24".

*Greg St. John made a motion to approve this application, seconded by Jim Mauri and unanimously approved.*

**4.2. Application #003-16, Antonio and Gullermina Hernandez, 43 Elizabeth Street, rooftop solar system, Map 19 Block 13 Lot 17.**

The presentation was made by Tom Wellington of Sun Run, Inc. A thorough file of documents was provided to each member, including drawings, photos, and technical information. The comments and questions were lead by Scot Samuelson and Greg St. John. The primary concern was regarding the layout of solar panels at the street elevation.

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There was a brief discussion about ground mounted panels, but Wellington pointed out that this approach is not recommended for small residential yards where children might play, and only recommended for a very large installation.

He also pointed out that the proposed panels for this property would be independently powered by a "micro inverter" system, which is superior to "line inverter" type, in which case all panels do not work in the event that one panel is covered by shade.

Samuelson and St. John recommended a revised layout at the front elevation, so that only one row of panels, laid out symmetrically, would be an aesthetic improvement.

Tom agreed this could be done, adding panels to the rear roof section if needed. He stated that before work is begun, Sun Run would send a site man to finalize layout.

*Ms. Corsell moved to approve the application with the condition that the installation would be as suggested. If for some reason Sun Run could not agree, it would have to re-submit with revised layout recommendations for final approval. The motion was seconded and passed unanimously.*

## **5. OTHER BUSINESS:**

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

John Milnes Baker being unable to attend, there was a brief discussion about the Route 341 Gateway Cleanup. Ellen reported that she had spoken with some experts about recommended plant material. Donna reminded us that Northwest Conservation is available to provide recommendations, visit the site, and will do so at no charge.

## **6. ADJOURNMENT:**

*A motion to adjourn was made and seconded at 6:17pm*

Respectfully submitted,

James Mauri

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BY *[Signature]*  
TOWN CLERK

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### KENT VILLAGE DISTRICT

#### REGULAR MEETING MINUTES FOR MARCH 1, 2016

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