

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

41 Kent Green Boulevard
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FEBRUARY 9, 2016 SPECIAL MEETING MINUTES

The Architectural Review Board for the Kent Village District held a special meeting on February 9, 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 5:40pm

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Those present included Ellen Corsell, John Milne Baker, Scot Samuelson, James Mauri and Donna Hayes

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, August 4, 2015

Approved

3.B. Special Meeting Minutes, August 10, 2015.

Approved

3.C. Special Meeting Minutes, October 2, 2015.

Approved

3.D. Regular Meeting Minutes, October 6, 2015.

Approved

RECEIVED FOR RECORD
KENT TOWN CLERK

2016 FEB 16 A 10:08

BY *Donna Hayes*
TOWN CLERK

ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT
SPECIAL MEETING MINUTES FOR FEBRUARY 9, 2016

These are draft minutes. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

3.E. Regular Meeting Minutes, December 1, 2015.

Approved

4. APPLICATIONS:

- 4.1. Application #007-15, Irvlen Equity, LLC, 0 North Main Street (pka 60 North Main Street), construction of art gallery and sculpture garden, Map 19 Block 42 Lot 9.**

This application was denied without prejudice. The applicant was urged to seek and consider other architects, preferably more local to the proposed project site. The applicant was provided with a list of suggested architects, and the Board has reason to believe he has chosen one, and has informally expressed initial positive results.

- 4.2. Application #001-16, Giffords, LLC for Kent Center, LLC, 9 Maple Street, sign, Map 19 Block 42 Lot 35.**

This application was unanimously approved.

5. OTHER BUSINESS:

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

Mr. Baker has been taking the initiative to move this project forward. He informed the Board members that he has two major priorities to complete before leaving for vacation on February 21st. Those two projects include final drawings for the Kent Welcome Ctr. and various trail maps to be offered at the Welcome Center. Ellen Corsell offered to make calls in Mr. Baker's absence, commenting that it was important to get this project moving in order to complete it this coming Spring, early Summer. Donna Hayes stated if any heavy equipment was used to facilitate the new landscaping and plantings, there would need to be an application and permit issued by the Wetlands Committee. There was further discussion about who would be asked to make final recommendations as to plant materials, installation, maintenance, and watering. It was acknowledged that before any funding could be sought for the project, a budget would have to be developed.

- 5.B. Discussion on Section 5100, Kent Village Overlay District (KVOD), of the proposed new regulations.**

This discussion focused on the future use of solar panels. Scot Samuelson offered to provide documentation from what the Town of Sharon has adopted to regulate the type and installation of the growing number of options available on the market similar to the types of solar panels that have been commonly and recently used. As of the moment there is no language in the KVOD regulations that refer

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to this. It was agreed that it would be important and beneficial to consider and adopt language that would require any intended future use of solar panels be brought before the ARB.

This discussion ended as it was agreed Mr. Samuelson would send this information and documents to Donna Hayes.

6. ADJOURNMENT:

It was motioned and seconded to adjourn the meeting at 7:40pm.

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