

**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

**REGULAR MEETING MINUTES**

The Architectural Review Board held a regular meeting at 5:30 p.m. on December 7, 2021 via zoom.

**1. CALL TO ORDER:**

Ms. Corsell called the meeting to order at 5:47 pm.

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

Board Members Present: Ellen Corsell, Chairman; Peter Hanby, Derek Larson  
Staff Present: Donna Hayes, LUA

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

3.A. Special Meeting Minutes, November 10, 2021.

*Ms. Corsell moved to approve the special meeting minutes of November 10, 2021. Mr. Larson seconded and the motion carried unanimously.*

**4. APPLICATIONS:**

4.A. Application #05-21, John Casey for Kent Green, LLC, Kent Green Boulevard and Landmark Lane, Map 19 Block 42 Lots 8 and 43, replace existing street light fixtures and poles.

John Casey explained that there are currently 45 light fixtures that consist of two different designs which have had their lights upgraded to LED. Thirty-three of the posts are functionally obsolete and are falling apart. Parts are no longer available and therefore, he is forced to make the change. They are not dark sky friendly and have a lot of glare. The plan is to replace almost all of the fixtures within the shopping center. The 10 or 11 light fixtures around building 15 will not be totally replaced. Out of the 45 about 39 will be replaced. Mr. Casey said they are considering adding lights by the IGA and by the gazebo. With replacement of the old fixtures, there will be some loss of light since the new ones will have a much narrower light dispersion with less light leakage. Therefore, more lights are proposed to provide

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safety. Mr. Casey said that he would like to order the fixtures this year. The plan submitted is pretty much what they are planning, but there might be some tweaks once the project starts.

Mr. Hanby asked if the lights are 4,000 kelvin. Mr. Casey said that he did not know very much about the process. Mr. Hanby said that was a good level and asked about the height of the poles. Mr. Casey said that some are 10' and some might be closer to 11'. Most are closer to 12'. Mr. Hanby said that he liked the fixture design and the downward facing lights. Mr. Larson agreed.

Mr. Larson asked what happens to the 5 or 6 that are not getting replaced. Mr. Casey said that the new owners will be responsible for replacing them based on the new use of the building. The existing lights will not be removed.

Ms. Corsell said that she likes the new design and is in favor of the plan. Due to a poor connection, she asked, through Ms. Hayes, that someone make a motion to approve.

*Mr. Larson moved to approve Application #05-21, John Casey for Kent Green, LLC, Kent Green Boulevard and Landmark Lane, Map 19 Block 42 Lots 8 and 43, replace existing street light fixtures and poles. Ms. Corsell seconded and the motion carried unanimously.*

**5. OLD BUSINESS:**

No action taken.

**6. OTHER BUSINESS:**

No action taken.

**7. ADJOURNMENT:**

*Ms. Corsell moved to adjourn at 6:03 p.m. Mr. Larson seconded and the motion carried unanimously.*

Respectfully submitted,

*Donna M. Hayes*

Donna M. Hayes, CZEO  
Land Use Administrator

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