

TOWN OF KENT
ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT

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

RECEIVED

By Darlene Brady at 9:45 am, Apr 09, 2024

REGULAR MEETING MINUTES

The Architectural Review Board held a regular meeting on Monday, April 8, 2024, via zoom beginning at 5:30 p.m.

1. CALL TO ORDER:

In the absence of a chairman, Ms. Pleasants opened the meeting at 5:35 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members Present: Peter Hanby (left the meeting at 7:15 p.m), Victor Lewis,
Jessica Pleasants, Jonathan Moore, Joanne Wasti

Staff Present: Tai Kern, Land Use Administrator
Donna Hayes, Assistant Land Use Administrator

Ms. Pleasants moved to elevate Mr. Moore to voting status. Ms. Wasti seconded and the motion carried unanimously.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, February 12, 2024

Approval of minutes:

Ms. Wasti moved to waive the reading of the regular meeting minutes. Ms. Pleasants seconded and the motion carried unanimously.

4. NEW BUSINESS:

4.A. Application #02-24, The Kent Library Association, Inc., 32 North Main Street, Map 19, Block 42, Lot 22, additions and alterations

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Mr. Sam Callaway, member of the Board of Directors and Chairman of the Building Committee for the Library, gave a brief description of the reason for the extension of the existing Kent Memorial Library.

Mr. Leonard Wyeth of Wyeth Architects, LLC, shared his screen and the proposed plan for the library. A brief history of the past renovations was also given. The new entrance will be off of North Main Street into a new vestibule and lobby. To the right will be new construction tying the library and the old firehouse together. Interior renovations will include a meeting room, staff, technical support, and enlarged children's area. The children's area will get an enlarged bathroom and an increase to the size of the existing office overseeing the children's area. The 1922 building will remain intact. The stacks will be moved to the old firehouse along with an area for the organization of the book sale. There will be a dumpster and recycling bins placed behind fences and not be seen by the general public. A six-foot fence will be installed along the south side of the property with a line of arborvitae along the east side. Mr. Lewis asked if there will be gender neutral restrooms. Mr. Wyeth said that they will meet the code requirement for fixture count; there will be unisex bathrooms on the first and second floor. The meeting room on the second floor will also have a unisex bathroom. The meeting room will hold 75 seats which will be floating and will necessitate an additional exit stairway. There will be a considerable amount of roof work that will not be seen from the ground level.

Mr. Wyeth shared the new site plan which showed the bituminous area in front of the existing firehouse which will remain. There will be an access roadway to remove trash and make deliveries. There will also be two handicap parking spaces close to the existing firehouse. Concrete brick pavers will be installed and will be level to what is currently being used. The existing elm tree in front of the library will remain and there will be four new elms along North Main Street. Sitting walls will be constructed along with the elms. The remainder of the front yard will be grass. There are bushes on the corner of North Main Street and Library Avenue which will be removed along with a tree along the rear side of the property. It may be possible to add a tree or two in the shade. The apple tree is distressed and there is concern that it might not make it through the construction phase.

The main entrance from No. Main Street will be lined with 3.5' tall light bollards which will only shine downward. They are not a glare source of light and are night sky friendly. The lighting will be no higher than 3 ft candles. It is planned to place 4 on each side of the walkway; the lighting will be for safety reasons. There will be light spill from the glass front of the connector. There will be a 6' fence on the Villager side and arborvitae along the rail side which will screen the mechanicals. A similar 6' fence will be installed along the back center portion of the property. The northern side on the east side of the property will be fenced with gates to prevent entry from outside. This area will be used as a children's play area.

Ms. Pleasants asked for an explanation on the hardware on the gates along the area that the children will play. Mr. Wyeth said that the hardware will only allow exit from the area and not entrance into the area.

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The plaza area will continue to function as the book sale area

Mr. Lewis asked about exterior lighting. Mr. Wyeth replied that there will be a downlight at each exit door per code. There will be no uplights or outward shining lights. Mr. Lewis asked if the sign will be illuminated. Mr. Wyeth said that they are not sure yet. It is not their intention to include strong signage lighting.

There are some benches along the plaza which will provide sheltered seating.

Ms. Pleasants asked for clarification of the handicap parking. Mr. Wyeth explained that there will be a slight curb along the new drive and the plaza. This new drive will provide access to the handicap parking and the refuse pickup. She is concerned that the handicap spots will be used by others and would not appear as favorable to the design. Ms. Pleasants asked why the elm trees were not extended to Library Avenue. Mr. Wyeth replied that it is possible that others will use the HC spots. Ms. Pleasants asked if they thought there will be much usage of the door to the existing firehouse. Mr. Wyeth said that he thought it would be used but not as much as the front door. Mr. Wyeth said that they did explore the placement of the HC spots elsewhere but this was the best solution. With regard to the trees, Mr. Wyeth said that they can be extended but they were focusing on symmetry of the front of the existing library. Ms. Pleasants felt that one of the elm trees will block the historical frontage of the library.

Mr. Wyeth shared the elevation drawings which shows the 1922 library front and center. The current entrance will be closed and the main entrance will be moved to the southern side of the 1922 library. The tower will be 35' to the very top and it is intended to add an analog clock to the tower. This will bring attention to the new entrance and right side of the library.

The north and south side elevations show an update to the existing library. The south side elevation will be covered by the 6' fence. The back portions of the buildings will be somewhat updated. With regard to the tree plantings, they are looking at 6" caliper size. Based on the new plaza, they believe that it will act similarly to its use now. The elevations showed that the handicap spaces were not really seen from the street.

Mr. Moore asked about the color of the plate glass windows. Mr. Wyeth said that the bronze will darken during the daylight. The bronze will patina where touched. The rest of the windows will be white in keeping with the 1922 library. Mr. Moore asked if the windows will be simulated lights. Mr. Wyeth replied that some windows will remain; not all windows will be replaced. The windows will be updated with regard to efficiency.

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Mr. Lewis asked about the materials on the face of the buildings. Ms. Pleasants agreed and would like to see more information on the materials. Mr. Wyeth said they are proposing Hardie clapboards. All aluminum and vinyl will be removed. All will be traditionally assembled and you won't be able to see the difference between the Hardie and the wood. The existing 1922 library will be treated gently, restoring the windows, keeping the door and the ½ round dormers. The clapboard will be consistent until they meet the connector and the fire house. The firehouse masonry needs work and any insulation will need to be on the outside. The Building Committee felt that putting it on the outside would be the way to go. It would appear as a smooth surface like plaster. The windows will be trimmed with Hardie trim. Mr. Hanby asked how much was driven by cost. Mr. Wyeth said that there were many conversations but the proportion of the building is not set up like a traditional one story house or building. The choice was based on the size of the building. Mr. Moore asked if they considered a 5" Hardie board which would make it more consistent with the rest of the Town. Mr. Wyeth said it was possible; anything smaller would not look good on the firehouse. Mr. Wyeth said that the Hardie comes primed; they feel that the 5.5" is the right size for this building. Mr. Lewis asked if the hands of the clock could be bronze like the main entrance. Ms. Pleasants asked if there was historical information on the clock tower. Mr. Wyeth said that they are not matching the clock tower to anywhere else; it is specific to this structure.

Ms. Wasti asked why they chose shiplap instead of clapboard on the connector. Mr. Wyeth responded that they are transitioning between the clapboard and the smooth surface on the tower. The connector is a stand alone new building that is not trying to be either the library or the old firehouse. The tower is far back from Main Street and is meant to bring attention to the new entrance.

Ms. Pleasants asked about the windows in the meeting rooms. Mr. Wyeth replied that there is only one window facing outward; but there are windows that open onto the laptop bar providing natural light. When asked why there were no windows in meeting room #1, Mr. Wyeth said that it already has natural light and in some meeting rooms, too much natural light is not a good thing.

With regard to the fencing, the example shown is not the choice, but the idea was to have a fairly dense fence especially around the dumpster area. The height will be 6'. It will be seen from within the building through those areas that are glassed in. A sample of the light bollard was presented as was a random selection of pictures of the pavers. The pavers will be 4" x 12". Cutsheets were presented regarding Hope's windows, which is the window of choice. The doors will be Marvin commercial type doors with panic bars. The windows will be aluminum clad on the exterior; the interior will be wood. Roofing will be Certainteed, fiberglass asphalt shingles. The North Main Street facing slate roof on the original library will remain. The flat roofs will be a white membrane which cannot be seen from the street. The top of the sitting wall will be concrete cast with soft edges. They will be set on a field stone wall. They are not sure what field stone is readily available from around Kent, but they will look like they were built a couple of hundred years ago. The landscaping plan was presented which shows the Chinese Elm as the street tree choice. 6" caliper trees will be planted. The foundation planting will be

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boxwood but it will be kept below the window sills. They will ask the Garden Club to choose fertilizer-free grass, hardy local cultivar for the lawn. Arborvitaes, which will reach 20' in height, will be planted to hide the mechanicals.

Ms. Kern asked for clarification for the record on the fixtures used for the exits and requested a cutsheet. She will also need information on the welcome sign and its lighting. With regard to the trees in the back, she would like more specific information. She will also need specific information on the fence.

Mr. Hanby felt that it was a very thorough presentation; he liked the fact that the main entrance is pulled back. His two comments were that he has no answer on the treatment on the firehouse and wondered how will it look ten or twenty years from now. He was unsure of an alternative. Mr. Handby's other concern was that the treatment on the firehouse is not something that you see elsewhere in the town. Mr. Hanby also said that he would like to see more detail on the clock tower and how that will be handled since it needs to be the appropriate scale.

Ms. Wasti felt that it was well presented and agreed with Mr. Hanby on the clock tower and how it will look. Mr. Moore said that he is not able to visualize the entrance and how it is in keeping with the rest of the Town. He feels the reveal of the siding is important and he does not feel that the height of the structure will dictate the reveal of the siding. Mr. Callaway asked if the 5" reveal is too large? Mr. Moore said that other structures will be using a 4" reveal. He would prefer that it be less and understands that it might be too busy so the 5" will be good. He would not recommend 6".

Ms. Pleasants echoed Mr. Hanby's concerns regarding the treatment on the firehouse and said that she is also concerned about the clapboard, shiplap and brick. Ms. Pleasants feels that a consistent exterior would make it feel more cohesive. Feeling that the northwest approach seemed to be open, Ms. Pleasants asked if they could present more details about that corner. She would also like to see more specifications on the exterior lighting; especially the Welcome sign.

Before leaving, Mr. Hanby said that he felt that a cohesiveness could be achieved through the siding.

Ms. Kern informed the Board of the next steps. It was decided that the Building Committee for the Library will meet again to address these issues and come back to the Board. Ms. Kern will send an email to Mr. Callaway with a list of the items for clarification.

Ms. Pleasants moved to continue the application to the next meeting. Ms. Wasti seconded and the motion carried unanimously.

5. OLD BUSINESS:

No action taken.

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6. OTHER BUSINESS:

6.A Election of Officers

Mr. Lewis nominated Ms. Wasti as Chairman and Ms. Pleasants as Vice-Chairman. Ms. Wasti seconded and the motion carried unanimously.

Ms. Kern will send out the information on Roberts Rules.

7. ADJOURNMENT:

Ms. Pleasants made a motion to adjourn at 7:32 p.m. Mr. Lewis seconded and the motion carried unanimously.

Respectfully submitted,

Donna M. Hayes

Donna M. Hayes, CZEO
Assistant Land Use Administrator

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