

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

41 Kent Green Boulevard, P.O. Box 678, Kent, CT 06757

Phone (860) 927-4625

REGULAR MEETING MINUTES

The Architectural Review Board held a regular meeting via zoom on Tuesday, February 7, 2023 beginning at 5:30 p.m.

1. CALL TO ORDER:

Ms. Corsell called the meeting to order at 5:31 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members Present: Ellen Corsell, Derek Larson, Victor Lewis, Joanne Wasti,
Jessica Pleasants (Alternate, promoted to voting status for the duration of
the meeting.)

Guests Present: Tai Kern, Land Use Admin.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, January 3, 2023.

Mr. Larson moved to approve the Regular Meeting Minutes, January 3, 2023, as submitted. Ms. Corsell seconded and the motion carried unanimously.

4. APPLICATIONS:

4.A. Modification to Permit #005-16, Irvlen Equity, LLC, 60 North Main Street, Map 19 Block 42 Lot 5, construction of new art gallery and storage facility; modification to include landscape plan with regard to remaining 23 plantings required.

Due to technical issues with Mr. Morrison's Zoom connection, Ms. Corsell made a motion to table 4.A and add two new applications. Mr. Larson seconded and the motion carried unanimously.

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Mr. Morrison asked to get the Certificate of Occupancy (CO) before planting the remaining plantings required, so he could open the gallery in mid to late May. He has an issue with the bank releasing more funds and a temporary CO will not be satisfactory.

Ms. Kern said that basically the ARB would be waiving the balance of the plantings because by giving a CO there is no recourse. She also mentioned that there are no wheel stops in the parking area as depicted on the plans.

There was discussion if there was a precedent for this. Ms. Kern explained that usually, in this type of case, a bond is taken for work to be done and a temporary CO given.

Mr. Morrison wants to make sure the sculpture and the plantings are in the right place and needs to see how people walk around and use the building before deciding on where to plant. Mr. Lewis said that then the planting would all be done in the Fall.

Ms. Kern stated that a temporary CO will only last for six months.

Ms. Corsell brought up the issue with the south side of the building and the exposed insulation. Mr. Morrison said he was talking to his contractor the following day to solve that and discuss the parking area wheel stops.

Ms. Corsell made a motion to table this request until Mr. Morrison had spoken to his contractor at which time the ARB would schedule a Special Meeting. Mr. Larson seconded and the motion passed unanimously.

4.B. Application 01-23, Kevin Brady for Ben & Nina Clark, 27 Elizabeth Street, Map 19, Block 14, Lot 10, addition to rear of house – one story with deck.

Ms. Corsell asked if the siding would match the existing house and the answer was yes.

Mr. Larson made a motion to approve the application, Ms. Corsell seconded and the motion passed unanimously.

4.C. Application 02-23, Hugh/Weiser (Corrigan Agent), Map 19, Block 42. Lot 1, Replace windows and add story above garage with cupola.

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Mr. Larson asked if the new garage roof could be dropped to add some interest. The cupola was added to break up the long roof expanse created with the second story. The existing porch continues partly onto the garage, adding interest to the front, and that will remain.

Mr. Lewis made a motion to approve the application as is and Mr. Larson seconded it. The motion passed unanimously.

5. OLD BUSINESS:

No action taken.

6. OTHER BUSINESS

Ms. Kern reported that the maple tree that was taken down at 88 North Main Street would be addressed at the next meeting.

7. ADJOURNMENT:

The meeting adjourned at 6:49 p.m.

Respectfully submitted,

Joanne Wasti

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