

**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

SPECIAL MEETING MINUTES

The Architectural Review Board held a special meeting on Monday, June 21, 2021 at 5:30 p.m. via zoom.

1. CALL TO ORDER:

Ms. Corsell called the meeting to order at 5:33 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members Present: Ellen Corsell, Derek Larsen and Frank Way
Staff Present: Donna Hayes moderated.

3. READING AND APPROVAL OF MINUTES: Minutes approved

3.A. Special Meeting Minutes, May 12, 2021 (site walk).

3.B. Special Meeting Minutes, May 12, 2021

Ms. Corsell moved to approve the Special Meeting Minutes of May 12, 2021 (site walk) and Special Meeting Minutes of May 12, 2021 as presented. Mr. Way seconded and the motion carried unanimously.

4. APPLICATIONS:

4.A. Application #02-21, John Casey for Kent Green, LLC, 1 Kent Green Boulevard, Map 19 Block 42 Lot 43, installation of small bluestone patio, rock wall and landscaping.

Mr. John Casey was present to address the Board. He explained that he would like to add a patio on the front lawn of Sophie's Restaurant. Members present agreed that the plans looked good. Mr. Casey explained that he would also like to include a stone wall along the Route 7 side that will be about 2.5' high and match the vernacular of other historical stone walls. Plantings will be added along the split rail fence on the northern side of the property to soften the look and provide some type of privacy for the neighbors. The patio itself will be constructed of blue stone and a new door will be added to the front of the existing restaurant allowing patrons to enter the patio from the restaurant.

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Mr. Larsen moved to approve Application #02-21, John Casey for Kent Green, LLC, 1 Kent Green Boulevard, Map 19 Block 42 Lot 43, installation of small bluestone patio, rock wall and landscaping. Ms. Corsell seconded, and the motion carried unanimously.

- 4.B.** Modification to Permit #005-16, Irvlen Equity, LLC, 60 North Main Street, Map 19 Block 42 Lot 5, construction of new art gallery. **Modification to include: change to northfacing bumpout of new art gallery; change to metal entrance trim.**

No drawings were submitted. Mr. Morrison was present to address the Board and explained that the north facing bump out currently has a stucco base coat that could be the final color or adjusted. The wood facing on the rest of the building has not been stained, so Mr. Morrison is struggling with the color of the metal surrounding the entrance. It was suggested that he go ahead and stain the wood in order to finalize the final color of the stucco and the metal. The Board also advised Mr. Morrison that they would like to see renderings as he moves forward. It was suggested that Mr. Morrison work with his landscaper with regard to a proposed plan. Some suggested plantings included aspen or river birch to soften the front façade between the entry way and the window.

Mr. Way moved to approve the stucco application on the northfacing bumpout and suggested that Mr. Morrison apply the stain to the wood siding which will help to address the final color of the stucco and whether or not the metal around the entrance door is appropriate; and submit renderings of the proposed landscaping. Ms. Corsell seconded and the motion carried unanimously.

5. OLD BUSINESS:

No business to discuss

6. OTHER BUSINESS:

No other business

7. ADJOURNMENT:

Meeting adjourned at 6:20 pm

Respectfully submitted,

Frank Way

Frank Way

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