

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

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BY *Deborah Haley*
TOWN CLERK

MAY 2, 2017 REGULAR MEETING MINUTES

The Architectural Review Board for the Kent Village District held a regular meeting on May 2, 2017 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 by Chair Lady Ellen Corsell at 5:30pm.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Board Members present: Ms. Corsell, John M. Baker, Greg St. John, James Mauri

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, April 4, 2017

The regular meeting minutes of April 4, 2017 were read and approved.

4. APPLICATIONS:

- 4.1. Application #004-17, Harrington for Kent Mews, LLC, 20 Maple Street Extension, installation of business sign, Map 4 Block 44 Lot 2.**

Installation of 6'x3' business sign at 20 Maple Street Extension was approved.

- 4.2. Application #005-17, Eric Unger for Webster Bank, 50 North Main Street, replacement of rotted wood, Map 19 Block 42 Lot 13.**

Mr. Unger, responsible for all facilities of the Bank, presented several photographs of rotted conditions. He indicated that repainting colors have been displayed at the Bank for customers to vote on the overall color scheme.

All schemes were approved by the attending Board Members, as well as plans to replace rotted material.

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- 4.3. Application #006-17, Caralee Rochovansky Revocable Trust, 26 South Main Street, replacement of roof; repointing of chimneys; repair of front porch; construction of retaining wall; and, associated landscaping, Map 19 Block 13 Lot 45.

Caralee Rochovansky presented 26 aerial drone photographs, along with several documents concerning work already completed, which includes removal of an approximately 100 year old Norwegian Maple tree, creating a modified drive way entrance from Rte 7, a Y shaped auto entrance to her property and that of her neighbor who owns Lot 2, and an additional parking area defined by a new stone wall, which is about 50% completed.

There was little discussion about the size of the parking lot, inasmuch as the applicant has not decided the use of the building, and therefore, there is no way to know how many parking space might be required. There are only 3 existing parking spaces currently assigned to this building on the north side of the building.

There followed almost one full hour of discussion about the stone wall, the new curb cuts, State permits required specifically for this, as any such ingress and egress is off of Rte 7, and the absence of any information about or consideration given to the change in grades from Rte 7 to the proposed driveways, and to the new parking area. Member St. John pointed out in particular that a gravel driveway would not work, as cars would carry the gravel off of the parking area onto Rte7. An asphalt driveway and parking area with an unknown number of cars parked would not be a positive "vista" for cars and visitors entering the Town of Kent driving north on Rte. 7, approaching the main intersection and stone monument, which are, in fact, the "welcome" entrance to the Town.

Other work completed includes the installation of a new roof, and beginning the restoration and revisions to the front porch and other exterior siding and trim materials for the building located at 26 South Main Street. The applicant indicated that she was unaware of the existence of the ARB, and she was proceeding with all the work based on approvals she had obtained from various authorities. She also indicated she has not intended, for budget reasons, to replace any windows.

As 7:00pm approached, it was the sense of the Board Members, that this application was in need of more information, particularly a site plan to scale, which would indicate topographical elevation notations to better understand the slope of the driveways, and finished elevation of the parking lot.

It was agreed that the Board would be willing to call a special meeting as soon as such information would be made available, so that the applicant would not be held up in her progress.

5. OTHER BUSINESS:

- 5.1. Application #003-17, 24 South Main Street Kent, LLC, 24 South Main Street, construction of detached 3 bay pole barn/garage, Map 19 Block 13 Lot 44.

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A motion was made and approved that the Board review #003-17 before #006-17. This application had been reviewed and tabled at the April 4th meeting, pending the submission of more detailed information by the applicant, John Gleason, re his proposed "pole barn" garage at 24 South Main Street. Additional information included rough sketches of a dimensioned floor plan, sections, a front elevation and perspective.

While the application was approved, Mr. Baker suggests recommending to the applicant that he provide the ARB Members the same detailed information he will be submitting to Bill Jenks, including more detailed information about the actual doors and windows, roofing material, and anything else that will define the exterior of the building, as it will be viewed from South Main Street (Rte 7).

Parenthetically, Mr. Baker suggests a review and possible meeting between Mr. Jenks, Ms. Hayes, and the Board to discuss the process by which applicants are obtaining permits without first submitting detailed design intent materials to the ARB Members.

A motion was made and approved to table items 5.2 and 5.3.

5.2. Update on Town of Kent Visitor Center, 3 Railroad Street.

5.3. Replacement of Member Scot Samuelson.

6. ADJOURNMENT:

A motion was made and seconded to adjourn the meeting at 7:00pm.

Respectfully submitted,

James Mauri

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