

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

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SEPTEMBER 5, 2017 REGULAR MEETING MINUTES

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BY J. Brady
TOWN CLERK

The Architectural Review Board for the Kent Village District held a regular meeting on September 5, 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 at 5:31 p.m. by Ellen Corsell.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

In attendance were, Ms. Corsell, and members St. John and Mauri. Member John Milnes Baker was unable to attend.

3. READING AND APPROVAL OF MINUTES:

3.A. Special Meeting Minutes, June 14, 2017

The Minutes of the June 14th meeting were approved.

4. APPLICATIONS:

A motion was made and seconded that, Applications 4.2 #009-17 and 4.3 #010-17 could be heard before Application 4.1 #008-17.

4.1. Application #008-17, Scot Samuelson for Kent Center, LLC, 10 North Main Street, alterations to exterior of building, Map 19 Block 42 Lot 29.

Application #008-17, applicant Scot Samuelson, Architect, for proposed alterations to the building at 10 N. Main Street, for Kent Center LLC. The applicant provided extensive architectural drawings for the exterior modifications proposed. The drawings included historical photos that traced the many alterations that the buildings have undergone over the years. The original building to the north, that has been the location of the Kent Book Store, will not be altered, except for a new roof, and updating of exterior finishes to be consistent with the work planned for the adjacent buildings to the south.

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The proposal envisions that the two buildings to the south will undergo substantial changes to the elevation facing North Main Street, updating of doors and windows, siding, and all new details and finishes, so that the entire facade of the three buildings will be unified, and in keeping with the historical appearance.

Substantial interior work is needed to assure the removal and correction code violations. A new fire rated stair will be installed, as well as a fire rated wall separating the Book Store space from the new spaces created. While it is not currently known who or what kind of business will lease the new space, or spaces, it will fall under the "mercantile" use description, that is, most likely retail businesses. The attending members stressed that it should be recognized that it may require two separate tenants to utilize the entire space, as it is quite large, and maybe too large for one tenant.

The attending members also stressed the importance and the need for member John Milnes Baker to review the drawings before final approval could be rendered. Mr. Baker was unable to attend, but will be asked and notified, provided with the drawings, and urged to review and comment well in advance of the next Planning and Zoning meeting scheduled for September 14th.

Subject to the above, the attending members offered positive comments, and tentative approval of the basic design intent with regard to the specific items included in the supplemental list of items included, that is, exterior work on the various elevations, changes to doors and windows, new exterior clapboard siding, and new standing seam roof materials for the entire three buildings.

It must be noted that there were no submittals, nor request for approval, of anything regarding signage, colors, or anything else that might fall under the purview of the ARB. These would require additional applications.

4.2. Application #009-17, Peter Balcher for Cynthia Gustafson, 21 Bridge Street, 3' x 3' wall mounted sign, Map 19 Block 13 Lot 10.

Application #009-17 applicant Peter Balcher appeared and provided a revised design for a 3' x 3' sign to be installed at 21 Bridge Street. After discussion, it was agreed the sign would be applied over one of windows at the building's facade facing Bridge Street (Rt. 341). The colors were not part of the revised art work. Belcher explained that background color would be yellow, and the copy would be blue. The application was approved.

4.3. Application #010-17, Robert Carbone for Cynthia Gustafson, 21 Bridge Street, 3' x 3' wall mounted sign, Map 19 Block 13 Lot 10.

Application #010-17, the applicant, Robert Carbone, did not attend. While the artwork was discussed, receiving negative comments, the application was tabled due to the applicant's failure to attend.

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5. OTHER BUSINESS:

There was a brief discussion about the apparent absence of progress on the Morrison Gallery project. Some of the ARB members have been informed that there have been changes to the architecture design, but that the construction of the rear storage building will begin soon.

There was also discussion about the absence of work and contact with the owner of the building at #27 S. Main Street. It was recognized and agreed that there are several serious problems that have been created and continue to exist, concerning the work that has begun, without plans, permits, or proper engineering studies. The owner has requested another copy of the ARB rules and regulations, but has made no effort to date, to renew her application for an ARB scheduled hearing.

6. ADJOURNMENT:

The meeting was adjourned at 6:45pm.

Respectfully submitted,

James Mauri

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