

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

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OCTOBER 3, 2017 REGULAR MEETING MINUTES

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The Architectural Review Board for the Kent Village District held a regular meeting on October 3, 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:

Members Greg St. John and James Mauri were present. Member John Milnes Baker was unable to attend. No alternates were required.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, September 5, 2017

The Meeting Minutes of September 5, 2017 were approved.

4. APPLICATIONS:

4.1. 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, presented by Robert Carbone, for a 3' x 3' wall mounted sign at 21 Bridge Street, was approved. The location of the sign will be limited to the north elevation of the building, facing Bridge Street (Rt. 341) and will be compatible with the sign approved at the September 5 meeting (#009-17) both in size and location.

4.2. Application #011-17, Caralee Rochovansky Revocable Trust, 26 South Main Street, repair front porch, future landscaping, Map 19 Block 13 Lot 45.

Application #011-17, for Caralee Rochovansky, was presented by Attorney Jim Steck. The application, drawings, and materials specifications, were clearly intended to be limited to new work, restorative

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work, and repairs to the front porch. The application also mentioned future landscaping, but there was no discussion about landscaping.

Attorney Steck and Pat Hackett, who prepared drawings regarding grading and parking, immediately changed the focus of the presentation to a proposed future change of use application that the owner was planning to submit to Planning and Zoning. There was discussion about an "ice cream parlor", but no plans were included, nor was there any consideration given to the front porch drawings to suggest compliance with handicap access requirements, and how that might impact the proposed work to the front porch.

Member Mauri suggested the discussion return to the actual language of the application, that no further discussion regarding a change of use could or should transpire. After brief comments about the porch work drawings, the Members unanimously agreed to continue consideration of the application until after the applicant had prepared an official change of use application, and the Planning and Zoning Board had reviewed and reached a decision. Then, and only then, would the Architectural Review Board reschedule this matter, which should then incorporate modifications to the drawings which would disclose plans that would include compliance with handicap needs.

4.3. Application #012-17, 3 Maple Street, LLC, signage and lighting for new restaurant, 3 Maple Street, Map 19 Block 42 Lot 33.

Application #012-17, for signage and lighting for the new restaurants at 3 Maple Street. Architect Wyrick presented very thorough and beautifully prepared drawings, which included both the art work for signs, and locations indicated on the building elevations. These included both entrances for what is in fact, two restaurants, each with separate entrances, but also shared entrances. The 3 Maple Street entry is for Ore Hill, while the Main Street entrance will be for Swyft. There is also signage for a handicap entrance to Swyft on the north side of the building closest to the handicap parking location.

The Members unanimously approved the application.

5. OTHER BUSINESS:

There was no other business

6. ADJOURNMENT:

The meeting was adjourned at 6:47 p.m.

Respectfully submitted,

James Mauri

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