

The Town of Kent, Connecticut

KENT TOWN CHARACTER STUDY UPDATE

January, 2013

Abstract

Title:	Kent Land Use Study Update
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Kent Town Character Study

In 2010, The Kent Planning and Zoning Commission authorized an up-date of the survey and findings conducted in 1989-1990 to provide a more current evaluation of those special features that contribute to the Town Profile of Kent. The cited features in the original survey highlighted 20 natural and cultural locations which made Kent unique within the context of its region, known for its mix of natural amenities and cultural conditions. The Town and region reflect a historic continuity of many decades from pre-revolutionary days to this century. The 1990 Study cited:

“This Town Character Study is an innovative exercise in 1) describing the cultural conditions that have shaped Kent and 2) outlining procedures which can retain rural character and historic identity in the face of persistent, incremental development pressure.”

The original study spent a great deal of its attention on a description of the physiographic features and cultural elements that define Kent within its historic continuum. These descriptions still hold. **See Appendix A which is an abstract version of the original Town Character Study.** Any analysis of a particular place should understand how the land conditioned early and later settlement and still sets the context for today’s incremental changes. Thus, this earlier material should be consulted if one wants to know why and how the development patterns of Kent have evolved.

This new look re-evaluated the cited locations, and added a few to end up with 23 identified locations. These will be described and justified, but first a more general discussion of what changes have occurred over the last twenty plus years and what characteristics persist in spite of incremental development.

General Discussion of Changes

During the last twenty years, Kent has experienced its own version of slow, one-by-one development. There have also been a few larger projects: **See Appendix B.** Most new developments have primarily been of individual houses, less of the smaller scale sub-division of earlier decades and more of the larger, imposing houses on large lots with well, if conventionally landscaped, open spaces. Somewhat smaller units have been created on new roads, mostly on cul de sacs, which have been inserted into large wooded areas within the centers of rural superblocks. There is a good side and a detrimental side to this new pattern. First, because these units are well off the through roads and in the woods, they are well absorbed and apparently cause minimum change to the appearance of the Town. Second, they are, in some cases, so intrusive as to have severely diminished the eco-system and habitat of once sizable wooded areas (forest fragmentation). A secondary impact of this added building is more lighting and a further reduction of the dark sky aspect that is a notable condition of rural character retention.

In the interval under discussion, 1990-2012, several houses have been sited near or on ridges. These units, usually of good size and well lit, do dramatically change the landscape. They can be seen from afar, especially across the Housatonic Valley.

The well spaced road system of the Town has been augmented by several long driveways, often to higher ground, and new road loops and/or cul de sacs. The land defined within the underlying

historic road circuits can be considered as “rural superblocks”. These extensive wooded areas lose their ecological “mass” each time a new drive or road penetrates into the superblock.

Explanation of Superblock Concept

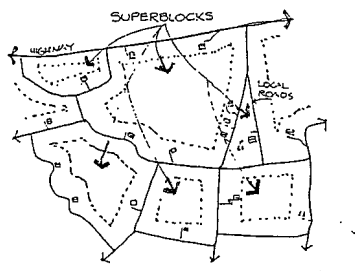
In most of North America development occurs within 1000 feet of a road. This can easily be seen by driving on the main and older roads of a community. Houses, industry and commercial building all tend to be near a road. This is especially true in early development of new towns in the 17th and 18th centuries. Roads and building went together and where possible, early roads tended to connect to other roads. In modern times we build single purpose roads or cul de sac to new houses or a new commercial enclave. When a landscape was first sub-divided it was cut into large parcels that, in turn, were re-sub-divided and thus the need for additional roads. After the establishment of farms, villages, mills and other land uses, a stable pattern of connecting roads became town roads. These roads defined large superblocks.

The 1000’ edge may or may not be developed. Steep slopes, wetlands, abutting rivers and other natural factors may preclude development but incremental infilling is likely to be within this edge strip. We “read” a community by what we see along this edge. We can observe a “printout” of local conditions and development trends. The center of these superblocks are less accessible (they often were farm fields or wood lots) and may be difficult to develop due to steep slopes, wetlands, etc. So in effect, these are, especially in modern times, de facto open space lands.

Every time a new road, long driveway (greater than 1000’), or cul de sac is cut into a superblock, the blocks integrity as an eco-zone is reduced. Further, as more roads reduce the size of these blocks, a potential pattern of development associated with suburbia is approached or reached.

The mapping of these superblocks provides a generalized indicator of development trends, which when combined with a periodic windshield survey, gives a good indication of whether a town remains rural, has become suburbanized in certain locations or has, in more developed areas, become suburbia.

Superblocks



River, Brooks, Lakes and Ponds

The morphology of Kent has provided an emphatic landform that underlies the perceived scenic landscape. An integral part of this landscape is its main river – the Housatonic – that cuts diagonally through the Town from southwest to northeast. This valley, bordered by bottom land and terraces and slopes on either side is contained by higher ground both to the east and more definitely to the west. The Housatonic is fed by many brooks as well as the Ten Mile River on

Kent's southern border. The West Aspetuck River network runs along its eastern flank feeding into the Housatonic River in New Milford.

Throughout the Town, many brooks and ponds provide local interest. Some that come to mind are Macedonia, Womenshenuk, Bull Mountain, Cobble, Mauwee, North Kent, Choggam and Merryall and there are many others. Integrated with these drainage ways are many ponds; Fuller, Jodson, Beaman, Hatch, Leonard, etc., as well as North and South Spectacle Lakes. In addition there is a portion of the Bulls Bridge canal alongside the Housatonic River in the southwest corner of Kent.

All of these water features are enumerated and described in the *Natural and Cultural Riches of Kent, CT* by the Conservation Commission. They all contribute to the character and texture of Kent's landscape.

Field Patterns

An examination of old aerial photos and earlier windshield surveys (1975 and 1989) show a steady loss of farm fields as abandoned field succession and house development have taken the place of agricultural uses. This reduction has slowed. Never the less, there remain significant farms where fields could be replaced by houses. Increasing value has been placed on the retention of farm fields and farm buildings either for renewed agricultural uses in the future or viewshed clearings for their visual associational value. It is hoped that every effort will be taken to retain these remaining agricultural lands by Town and/or land trust acquiring easements or through purchase.

A new form of large area open space has occurred over the last decades. New fields are being made by reclaiming old ones or the creation of new ones for a variety of reasons. Examples of this trend are extensive fenced fields for horses or other livestock, large lawns of several acres or for other visual enhancement reasons. Often this process entails extensive clearing of wooded land, including rather steep slopes. This trend helps to maintain a diverse pattern of open and closed lands that have scenic and ecological benefits. But, it also can dramatically change the character and scale of the perceived landscape. This new activity needs to be monitored.

Road Survey

This up-date began with a review of the old maps and with a survey of all of the roads in Kent. Four sectors of the town were traversed: 1) the southeast from Lake Waramaug to Route 341 and East Kent; 2) the southwest from Bulls Bridge to the Village of Kent; 3) the east side of the Housatonic Valley from Cornwall south through Flanders; and, 4) the larger northwestern highlands down to the river. Each area has a particular character and a good deal of diversity.

- 1) The Southeastern area centers on Kent Hollow and the several roads connecting to the lake or ones that run up valleys from New Milford towards the Hollow and Route 341. The area retains some farming (and the remaining imagery of farming) but also has definite suburban development coming north along Route 202 from New Milford; a few noticeably larger houses; and some intrusive houses standing out along otherwise wooded ridge lines. Overall, the imagery and sense of ruralness has been kept but long drives, and minor sub-divisions are slowly reducing the extent of the blocks. These developments are, for the most part, hidden by undulating, wooded landforms.

- 2) The Southwestern area is diverse as it includes Bulls Bridge, the southern portion of the Housatonic River, Route 7 as it approaches Kent village, and the small valleys which descend from Kent into New Milford. Bulls Bridge is a mix of local commercial and the seasonally over used attraction of the covered bridge and gorge. This scenic area is very small and hemmed in by First Light water channeling lands to the south (in New Milford, mainly), and, moving north, by the river system and related wetlands and steeply sloped land to the west and Route 7 to the east. Moving north along Route 7, there are the small houses of Birch Hill on very small lots (many within the flood plain) and then several large fields – those between the highway and river conform to the twists of the river, those to the east back into a persistent gentle wooded ridge. Spooner Hill Road has seen a great deal of development. South Kent Road provides an alternate north-south route (necessary when the river floods). Further east, the sloping, folded land provides wonderful views towards and into New Milford. These small valleys have high scenic qualities and underscore the physiographic and visual continuity of landform and land uses here and in abutting north New Milford.
- 3) The Northeastern area begins in the north with the attraction of Kent Falls and the highlands behind the Falls to the east; below lie fields adjacent to North Kent Road, all the way to the river (where a bridge used to exist). Moving south through the river valley, there are many small developments usually on slightly higher ground (to the east) on naturally terraced land and lower down (to the west). These developments are mostly a mix of somewhat historic houses and suburban patterned units built over the last forty plus years. Several older houses provide a sense of historic land uses along Route 7 that increase at Flanders and into the Cobble, Kent's only designated Historic District, where several historic houses dominate. The river edge hosts the Sloane Stanley and Antique Machinery Museums just before the northern approach to Kent village. Open land along Route 7 provides a clean definition as one approaches into Town.
- 4) The Northwestern area encompasses a larger scaled landscape dominated by extensive conservation lands, Macedonia State Park and the Appalachian Trail; and good sized fields and remaining farms as the land ascends toward Sharon and New York State. The majority of lands set aside for conservation and open space designations in Kent occur here west of the river on Skiff and Fuller Mountains. It is a different world on the uplands to the north where the old farms and fields still dominate a land that has withstood the pressures of development. North Kent Road noted in Area 3 continues as an unimproved road that once linked these lands to the river, a bridge crossing the Housatonic River and the railroad along Route 7.

General Assessment of Town Character

Although a steady, incremental evolution of the Town has occurred, the overall sense of Kent as a physical and visually experienced entity has remained much as it was twenty years ago. Kent has never, in the last several decades, had a particular singular identity. Rather, the Town has been a mixture of very old land uses: farms, a scattering of early American houses and an infrastructure that reflects needs that persist plus many whose initial purposes have atrophied. Little newer development has overridden older patterns. But, slowly different uses have subdivided much of the land along with buildings of each new era. The result is a layering of land divisions and buildings that overlap, replace or persist with a casual harmony. The landform of Kent is very absorbing of new development. The re-vegetation of fields and areas timbered for charcoal has resulted in a dominant wooded landscape. Therefore, the appearance is of less

change than would be apparent if the land were more open (think Dutchess County, New York) or more drastically changed by more and larger scaled development (think of most of New Milford south of Merryall).

Village Conditions

The Town has but one main node. This is important in that the sense of place is concentrated with all of its amenities in one location. Neighboring towns in the northeast corner of Connecticut have multiple minor centers (Cornwall) or insufficient population (Warren) and thus do not sustain the vibrant life Kent village provides.

The village has a simple form. It is an example of a linear, New England valley town paralleling the river and bisected by a railroad that is still in operation. It has distinct visual boundaries to the north and south even though it could have been extended – sprawled – out if there had been more development demand during critical decades of American growth, or less sense of place and restraint. The open space north of the village is as yet unprotected and still subject to development. Retention of this clearly defined, limited area is essential to the retention of village identity even though in aggregation the village does not exhibit outstanding historic architecture. Harmony comes from the assimilation of many building styles in a row along Main Street, centered by the skew siting of the old railroad station and punctuated by the monument where the two highways intersect, and by the major river crossing.

The future uses of a few open lots and buildings along this stretch will be critical to how well the cohesion of the Town is sustained or diminished. New developments to the west side of Main Street and behind the east side have begun to establish newer patterns and the recently built complex behind the monument corner indicates acceptance of contemporary architecture. Thus, an organic process of change has occurred without the new overwhelming the older fabric.

Flanders, East Kent, Bulls Bridge

There are three minor nodes in Kent that had more economic and place importance in previous centuries. These are now still distinct hamlets each with their own character.

Flanders is recognized as Kent's only designated Historic District with a cluster of the oldest buildings in town. As a place, it is a bend in Route 7 where it intersects with the Cobble. It is this relationship of a cross valley - the Cobble – with the main road that gave Flanders its early siting. The relationship still holds although the sense of a coherent purpose to the place is eroded by the continuous flow of traffic up and down the highway. Protection of any additional development in the area would provide insurance that the historic houses, the Historic Society and its museum house - Seven Hearths - could remain within a convivial environment.

East Kent was once somewhat larger, but Route 341 cut off part of its northern edge. East Kent was one of the earliest settlements and still has houses that date from the 1740's. This was also the location of two mills (remains) and Kent's first ironworks. The early significance is apparent considering the water flow from North Spectacle Pond to Beaman Pond and down the gorge. The Pond and gorge have important conservation and recreational potential for the Town.

Bulls Bridge, at the southwestern corner of Kent, has a minor economic presence, and a more noted historic one which is embodied in the covered-bridge and its adjacent gorge. The site is a conservation/recreation nexus with many visitors, a difficult vehicular passage due to the one

way lane width of the bridge and the tourist cars. The recent construction of a parking lot east of the bridge and closure of other parking areas has created severe congestion and use beyond the capacity of the site to accommodate. Should the conversion of the former Harlem Valley Psychiatric Hospital in Wingdale, NY into Dover Knolls (a new town development) occur, then the already taxed through traffic to the commuter train will become more strained. Schaghticoke Road is increasingly used as a bridge bypass by trucks and busses. In any case, Bulls Bridge is of mixed identity – an impressive site to visit if it is not too busy, otherwise a local destination. It is the location of the Town's second traffic light.

Schools

There are three preparatory schools in Kent: The Kent School across from the village, Marvelwood School on Skiff Mountain, and The South Kent School south of Hatch Pond. These facilities provide major employment, significantly contribute to local business and as building complexes, are locally significant elements in the landscape. Soon to join these is the Center for Innovation of The South Kent School north of Hatch Pond and at the corner of Spooner Hill Road. For the most part these and the equestrian facility of The Kent School (on Skiff Mountain) are well sited although they do have institutional presences. Care is needed that they retain their scale and continue primarily as clusters of small to medium sized structures with sensitive siting.

Nodal Assessment Contributing to Town Character

Kent gains added interest from these three hamlets and several school facilities. The hamlets provide nodal interest, each with a different context that gives secondary historic insights into the growth of Kent. The schools are each well positioned within their immediate landscapes: The Kent School adds to the bulk and presence of the village, Marvelwood and The South Kent School are campuses within an open rural tradition of schools on the hill. The Center for Innovation replaces the Arno Farm and will explore new ecologically based farming and energy uses.

Land Conservation

There is a continuing process of conserving land within Kent. These efforts are the result of work done by the Land Trusts, NPS, State and individual landowners who have placed approximately 36% (over 11,000 acres) of the land in Kent under some form of Conservation Easement or outright (fee) protection. This steady conservation effort has been important. Kent would be, without this sustained effort, much more cut up by new, dead-end roads, minor developments and an even greater loss of forest lands. The discussion of rural superblocks goes directly to the need for integrity or sufficient area to sustain habitats and forest growth watershed protection. The gradual cutting up of large areas into smaller areas leaves, at best, fragmented sections of woods and will eventually lead to a suburban pattern of land use when roads become so close that lots back up on other development lots rather than the middle of a superblock.

The Planning and Zoning Commission, in sponsoring this up-date, recognizes the multiple purposes of this type of study. First is to ensure that quality open space lands are kept in a natural state. Second is to acknowledge those features, both cultural and natural, of Kent that help define its unique character. Third is to identify those areas or features that need attention and protection. Fourth is to advocate for open space features and linkages which will enable passive access to and through these sites.

Scenic Roads and Trails

The composite image of the Town is an accumulation of roadside views and the physical experiences of traversing the undulating landscape which is dominated by the Housatonic River and Route 7. Subordinate roads lead to the village and Route 7; these, in turn, are fed by more out-lying roads that fan out across the hills and secondary valleys. Route 341 links the Town east and west, Route 7 links north and south. A continuum of villages every ten miles or so, extends to the north with Kent serving as a gateway to this more sparsely populated area.

Most of the Town roads have retained a rural, historic look due to the dominant proximity of older structures close to the road and the predominantly wooded conditions. Several roads, including Route 7, have formal scenic designation. These include Treasure Hill Road, Cobble Road and Cobble Lane, Skiff Mountain Road, Geer Mountain Road, Mud Road and Dugan Road.

The extensive trails within Kent include a good section of the Appalachian Trail that runs from southwest to northeast on the west side of the river. As this major trail and several more local ones go through the woods, across streams and fields and hills, they contribute to the quality and grain of one's experience of Kent – but these are more hidden assets – ones to be discovered. For more about waterways and roads and trails, see *Natural and Cultural Riches of Kent, CT* by the Conservation Commission.

Impact of Tourism

Kent has become a destination for day trippers and those wishing to enjoy its natural features. This is especially true at Bulls Bridge and Gorge and at Kent Falls. Both not only attract visitors in season, well beyond the capacity of car parks, but also denigrate the land by leaving trash and degradation of trails. Other forms of tourism are more benign. These include shopping in the village, using it as a motorcycle destination and staying at local B&B's. There is a possibility that this popularity will exceed current abilities to service or accommodate it. Care must be taken to copy with these impacts and anticipate increases that could be sudden if passenger rail service comes about or Dover Knolls, New York, gets built.

Incremental and Sudden Development

As noted, Kent has since 1990, for the most part, assimilated incremental housing growth which will continue to cut into the larger wooded superblocks. This growth has seemed benign as much of it has been single large houses on sizeable lots but more conventional subdivision development is also possible. The Town should address their ability to review and direct this growth. Again, catalysts from the region could suddenly increase this pressure. Also, commercial balance now sustained to service the Town could be upset by larger stores crowding out the harmonious scaled stores that make the village so attractive.

Noteworthy Natural and Cultural Features Contributing to Town Character

Kent has wonderful bones - it has natural factors which strongly define where the village was sited; how the land has been settled over the last several centuries; and how nature, by its emphatic form, has aided the establishment of a sustainable development pattern which, with help from conservation interests, retains its visual integrity while allowing for incremental

development. Much of this is due to the absorptive nature of the landform and vegetation. Only in the depth of winter is it possible to get some idea of where all the houses are located.

The physical and visual character of Kent is, as the 1990 report cited: a composite that incorporates its clearly defined topography, the dominance of the Housatonic River valley, with its highway and string of villages, the undulating uplands with their smaller valleys, the distinctiveness of several farmscapes, the pervasive wooded slopes and ridges, and the diversity yet harmonious incorporation of its low density development. Within this context several features are distinctive. These components of the overall landscape stand out because they embody the best aspects of this rural landscape. They rely primarily on the “good bones” of the region but also clearly illustrate wise, historic use of the landscape and as such present examples of endearing cultural values. In combination these distinctive sites underlie those pervasive characteristics that form Kent’s Town Character.

Appendix A is a restating of the 1990 report. It describes the character of the landform and settlement patterns which formed the character of Kent and includes the 20 features selected at that time.

Distinctive Features / Town Character Areas

Twenty individual sites throughout Kent were listed and briefly described in the 1990 study. In this review and up-date twenty-three sites are listed and described. The changes made reflect more informed evaluation, conservation actions taken during the last twenty years and new opportunities for coalescing features. These twenty-three features are shown on **MAP 1 – Town Character Areas** and described below.

Description of the Town Character Areas

1. Kent Village: The Town’s residential and commercial urban and cultural center
This Town center is the most vital of the rural northwest towns along the Housatonic River. It has been significantly altered from a time when it was dominated by a good sized lumber yard. It has gained an extensive new commercial area on both sides of Main Street. It has a new Town Hall and a good number of multi-family units sited alongside the older historic houses (many of which have been converted to commercial uses). Its character has been altered but overall it retains an attractive and pedestrian friendly New England village character.
2. Housatonic Valley Meadows: Scenic, agricultural and village buffer area
The Housatonic River cuts diagonally to the grid of the village. Its bordering flood plain fields to the south buffer the village. These mostly protected lands define the gateway to the village. It is hoped that the agricultural land to the north of the village can equally be protected, thus ensuring the same gateway contrast at both ends.
3. Bulls Bridge Hamlet, Covered Bridge and Gorge: Scenic area
This modest cluster of buildings is dominated by commercial uses on the highway and by the covered bridge and gorge directly off the highway. The dramatic character of the falls through the gorge attracts an ever increasing number of tourists. This demand exceeds the infrastructure and parking facilities and compromises the sense of a southern gateway to the entire town.

4. Schaghticoke Rocks and Housatonic River Edge: Scenic area
This section of the river edge is dominated by the steep rock out cropping that comes right down to the road at the river's edge. The Schaghticoke Indian Reservation is directly north along the river just south of The Kent School fields. Increasing levels of truck and bus traffic exceed the road's capacity.
5. Macedonia Brook Valley: Scenic area
This is a very well defined tributary valley that connects the western half of the Town to the rest of the Town and begins the pass into New York State and the roads that rise to the uplands to the northwest. The Kent School is situated at the eastern end of the valley. The school is directly across from the village and adds to overall sense of place.
6. Macadonia Brook State Park: Recreational area
This is a major State Park with extensive trails and reminders of the Civilian Conservation Corps efforts of the 1930's. It borders on New York State to the west and Sharon to the north. An unpaved road borders the brook through the center of the area.
7. Pond Mountain and Caleb's Peaks on Skiff Mountain: Scenic area
This is one of the outstanding conservation areas in Kent. Its trails provide a circuit of a pond or a view to New York and Massachusetts. Caleb's Peak allows views up and down the Housatonic Valley.
8. River Road/Appalachian Trail: Scenic route
Road and trail extend from the village north alongside the River. This extensive connective piece gives continuous access to the river on its west bank and puts Kent very much on the Appalachian Trail (there is seasonal contact by hikers and the stores in town). The area includes St. John's Ledges, an impressive cliff popular with climbers.
9. Skiff Mountain Open Fields: Scenic panorama, agricultural and cultural area
A major sustained effort on Skiff Mountain has ensured the retention of several large fields and adjacent woods. The scenic scope is of a larger landscape. The fields remain a source of hay production.
10. Skiff Mountain Farms: Agricultural/open space area
Up against the Sharon line on a high plateau is an area of once extensive dairy farms. The farm buildings and the continued agricultural use give this area its outstanding character. The views are considerable.
11. North Kent Fields and River Crossing: Scenic and recreational area
The North Kent Road western portion is a rough reminder of past agricultural connection between the highlands and the railroad across the river. The road can and should link up with a pedestrian bridge across the Housatonic, at the former site of the North Kent Bridge, creating a link to the conserved fields on the east bank.
12. Kent Falls and Overlook: Scenic area and panorama
The State Park at Kent Falls is directly off of Route 7 and attracts many tourists. It has been "improved" to accommodate these visitors. The natural character of the base has been compromised. There is potential for connections to a possible northeast panoramic overlook (#13) and across Route 7 to the river and the North Kent Road (#11), and a trail

bridge to link to the western portion of this nearly abandoned road thus providing a trail system to Skiff Mountain.

13. Above Kent Falls: Panorama

This is an area of potential importance. It provides long panoramic views towards Skiff Mountain and is eminently suitable for passive recreation. Approximately 241 acres has been recently deeded to the Kent Land Trust.

14. Flanders: Cultural area

An historic cluster of houses located along both sides of Route 7. Although small, this area has the most extensive, contiguous group of houses, dating from the earliest origins of the town. These are set off by the adjacent Cobble, the best contained field dominated valley in Kent. The traffic on Route 7 erodes the continuity of the clustered buildings. This area is designated as an Historic District.

15. Cobble Brook Valley: Scenic and cultural area

This valley extends from the hamlet of Flanders to Route 341. The buildings clustered to the western end and the more active farm on Cobble Lane give focal interest to this very well defined and conserved valley. Both Cobble Road and Cobble Lane are designated Scenic Roads by the town.

16. Jennings Road Area: Scenic and cultural area

A newly designated area of mixed new large tract development and well sited older buildings. Its isolation and high ground give it an overall distinctiveness. This is an area with grand panoramic views. It was once connected to RT 341 by the abandoned 10 Rod Road.

17. Geer Mountain Panorama: Scenic and cultural viewshed

A meandering road provides a wonderful extended south-facing panorama overlooking a large hillside area of fields and woods with views to distant hills (in New Milford) and the valley floor where the eye focuses on a series of ponds. No intrusive new building has occurred either within the viewshed or overlooking the panorama.

18. Ore Hill Panorama: Cultural and scenic area

A more modest panorama is seen from the central stretch of Ore Hill Road on either side of Peet Hill Road. Again, the view is into the northern part of New Milford. Much of the area has an exclusive ambience.

19. Upper Treasure Hill Area: Cultural and scenic area

This is a cluster of historic farmhouses, now estates, some of which have been considerably changed or augmented in recent years with enlarged fields. The area sits on a high plateau with filtered long views to the west. It is nearby to the Iron Mountain Preserve.

20. Lower Treasure Hill Panorama: Cultural and scenic panorama

The focus is on a series of former farm buildings and related house within a contained area on a south facing incline. Some development has occurred but has not noticeably

changed the ambience. Again, the view extends into New Milford where a new building dramatically sited adds to the visual mix.

21. East Kent: Cultural area

A small cluster of historic houses sited up against Route 341 (the highway has severed the north edge of the hamlet) and extending to the severe bend in Upper Kent Hollow Road. This hamlet has potential to be designated as a Historic District. Immediately to the southeast is Beaman Pond and a gorge. The Kent Land Trust is engaged in an effort to purchase the former St. Francis Girl Scout Camp. This area is ideally suited for passive recreation. Beaman Pond is an historical swimming site and the trails have for decades been used for hiking and horseback riding.

22. Upper Kent Hollow Farm Area: Prime agricultural area

An active farm with linked house, barn and newer farm use buildings. An extensive small field pattern has been reduced with some land to the north now in transition. The adjacent cemetery and the nearby old one room school house are indications of the earlier life of Kent Hollow.

23. Kent Hollow Valley/West Aspetuck/Beardsley Road area: Prime agricultural area

An area of once more active farms in a wide limestone valley, with related barns and adjacent buildings. To the south, old buildings continue the agrarian character. But, the area bleeds into tract houses further to the south and to the west. Further southwest the farm pattern continues. Contains and is divided by extensive wetlands and dedicated conservation acreage.

Plan of Conservation and Development.

The Planning and Zoning Commission has been working on the current revision to the Kent Plan of Conservation and Development. This Town Character/Open Space report in its 1990 original form was incorporated in the 1990's into the Town's planning documents. This Town Character update has been written to continue this incorporation process. The report will be reviewed by the Conservation Commission before submittal to the Planning & Zoning Commission.

Access to Lands Set Aside

With such a large proportion of the Town in some form of conservation protection, it is now time to concentrate on how we can all enjoy traversing these sites, gazing at the various panoramas, gaining short and longer trails to understand the morphology, flora and fauna of the whole Town and provide linkages from ridgeline and river edge sites. With this in mind, this up-date suggests a north Kent cross trail, endorses study of more adequate river and lake access and a real water based recreational site. It also hopes for a greater Town voice in the up-keep and the periodic redesign of State operated sites: Lake Waramaug, Bulls Bridge and Kent Falls.

Throughout this renewal of this report several recommendations have been made. These are reiterated below.

RECOMMENDATIONS

1. Reverse the roles of conventional “cookie cutter” suburban model sub-divisions and “conservation design” subdivision regulations. Make conservation design subdivision a use by right and the conventional subdivision mode a use by special permit. Refer to land use planning literature authored by Randall Arendt and Joe S. Russell as guides in crafting the conservation design regulations.
2. Avoid at all costs strip development along Route 7 outside the village.
3. Establish protected status for open space just north of the village on both sides of Route 7.
4. Discourage the creation of cul de sac roads and “gated communities”.
5. Strengthen regulations governing size and types of commercial development to help safeguard village image and character.
6. Work to encourage and facilitate the burying of public utilities in the village
7. Continue work on providing infrastructure that would allow the Light Industrial zone to develop in a way that would provide local employment.
8. Consider the establishment of a Historic District designation for the East Kent area.
9. Encourage the establishment of a sufficiently funded Land Acquisition Committee.
10. Increase or establish recreational access for car top boats and swimming at Hatch Pond, Beaman Pond and the Housatonic River.
11. Work with and encourage the Kent Land Trust and other land trusts to make their holdings more accessible to the public, create trail guides and encourage activities such as birding walks, vernal pool visits and general hiking activities and to eliminate use by motorized vehicles. Naromi Land Trust provides a good model for such efforts. Should the purchase of the St. Francis Girl Scout camp be successful, ensure public access for hiking and swimming and car top boatng on Beaman Pond.
12. Protect prime agricultural soils from development starting with working farms. Encourage the local production of agricultural products.



ROAD AND LAND INSTITUTE / RISD

One of a series of case studies outlining local land use issues. These cases often depict the relationship between local concerns and pending road improvements.

KENT TOWN CHARACTER STUDY

TEXT: MICHAEL
EVERETT

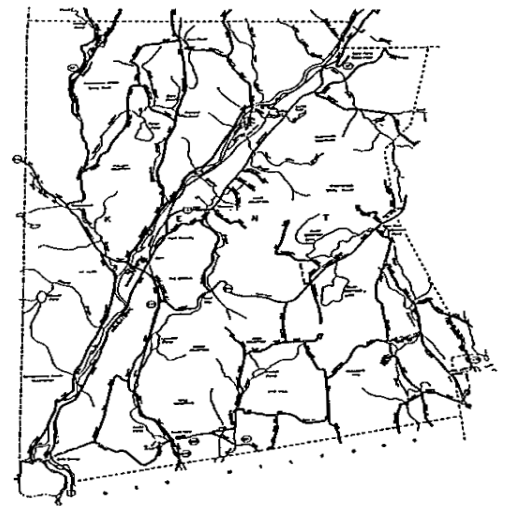
This Town Character Study is an innovative exercise in
1) describing the cultural conditions that have shaped Kent and
2) outlining procedures which can help retain rural character
and historic identity in the face of persistent, incremental
development pressure. The extensive excerpts contained in this
case study describe a series of mapped conditions, tested
applications, and related planning techniques.

Landscape Patterns

This has proven to be the most useful and revealing map in our
analysis of many southern New England towns. The process is to
drive all of the roads of the subject town and record all land
uses visible from the road. The premise is that almost all built
development is located within a thousand feet of the road.

Each town has a normative condition which is based on a broad
interpretation of the normal pattern of land uses experienced.
Deviations are registered for uses which are different from the
norm or which detract from or degrade the norm. The essential
idea is based on the rhythm of usage. Any isolated change is not
considered significant; it is only when two or more examples of
the change occur that a different pattern is recognized.

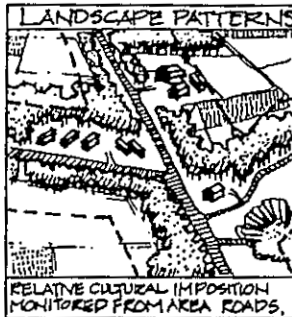
For example, the normal pattern of land uses observed from
Kent roads is of isolated houses relatively close to the road but



KENT CONNECTICUT

KENT TOWN CHARACTER STUDY / REPRINT / ROAD AND LAND INSTITUTE /

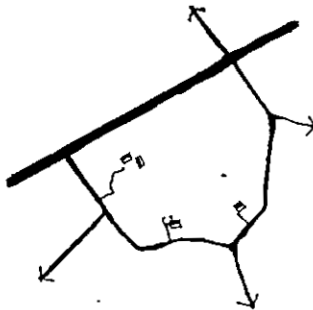
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A town's road network plays a significant role in shaping its image. Land that is not within 500 to 1,000 feet of a road is generally not likely to be immediately developed, especially in a rural area where growth occurs gradually or on an individual lot basis along an existing road rather than in a large subdivision served by a new road.

LANDSCAPE PATTERNS

SUPERBLOCK: AREA ENCLOSED BY ROADS



buffered by intervals of woods and fields. This imagery does not seem suburban until the frequency of houses increases, the house form changes, and more equal spacing becomes evident. Examples of detractor from the norm include disturbed land, unkempt yards and derelict buildings. Above average examples are those exceptionally sited and appointed properties which serve as landmarks.

Landscape Pattern Categories

This map type also graphically indicates the spacing of road and the size of the "superblocks" defined by the roads. A "superblock" the land within an area bounded by Town roads and the development that borders them.

When roads are close together and the superblocks are therefore thinner and smaller, the tendency is for a suburban pattern to become evident. This is conditioned by the size of the lots, topographic changes and vegetative cover. Rolling, heavily wooded land can absorb more buildings without the appearance of suburbia. The size of the superblock, its configuration and the relative build-up of its edge conditions the accessibility of the contained interior land. This land is de facto preserved open space until it is economically and procedurally possible to develop it.

In Kent there are sections of town with large superblocks and other areas made up of small superblocks. The result is a variable pattern of edge to interior conditions which are controlled mainly by topography, degree of slope and the location of extensive public lands. The retention of large open fields and spectacular views gives the town a rural appearance out of proportion to the trends in development which are eroding its actual "ruralness." The topography, wooded buffers and open field pattern of the sloping edge of these critical superblocks renders them very vulnerable to change.

Analysis of the pattern of local historic development suggests that by a better understanding of how the land was used over many generations we can more skillfully integrate new land uses and demands within an established context. If we recognize the spatial and siting characteristics of traditional land use within the Town we can define parameters that allow for new uses but do so while deferring to established

development patterns. Focus on existing patterns of land use and siting recognizes the dynamic between older settlement configurations and new development trends. It grants standing to prevailing, established land use patterns as a basis for setting culturally based requirements for new development and any transformation of an established landscape.

Pattern recognition provides a key means of anticipating those conditions which need to be protected and serves as the basis for recommended changes in local planning. Recognition of building-to-wall-to-field conditions, field size, degree of slope, and area of prospect all contribute to an accurate picture of Town conditions. There emerges a sense of relative vulnerability which can be addressed by negotiating protection of key parcels and limiting potential development on critical parcels throughout the town. Planning rules have to be based on an identified, locally explicit set of preferred land uses, critical visual corridors and key locations throughout the town.

Four categories of cultural land patterns can be isolated as follows:

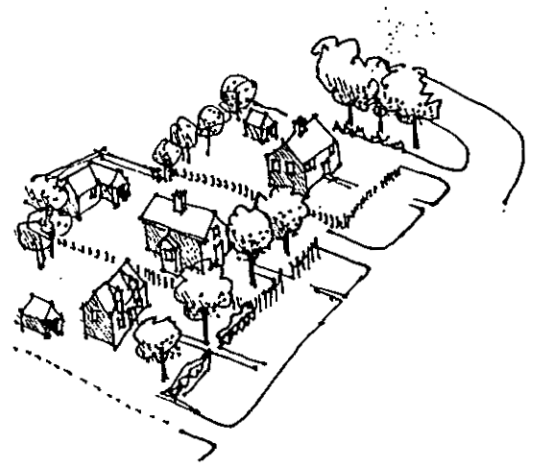
•**Historic Patterns:** There remains a definite recurring relationship of buildings-to-fields-to-topographic position that endures from the Town's early history. Although these conditions have been reduced and modified their basic qualities survive. These include:

A. Village houses: Well-built houses on large lots but with a definite town orientation to the road and to adjacent structures. Fences and other edge-defining elements provide a discernible rhythm, complemented by large street trees.

B. Farms and farm remnants: Those house, barn and outbuilding complexes and associated fields and woods which give the Town much of its rural, historic character. These are found predominantly in smaller valleys and on upland ridges.

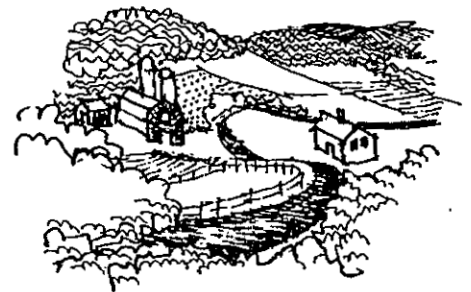
C. Isolated houses: Houses similar to those in the villages but found along roads at random intervals. These are often at intersections of old roads or prime homestead sites: each normally has an ample setting with mature vegetation.

•**Transition Patterns:** Some buildings constructed around the end of the last century and all residential structures of the first half of this century emulate the architectural characteristics of older buildings but often are sited differently. These sites are not associated with agrarian enterprises and usually are housing for year-round or seasonal use by people whose employment is off-site. Included as sub-sets are the camp

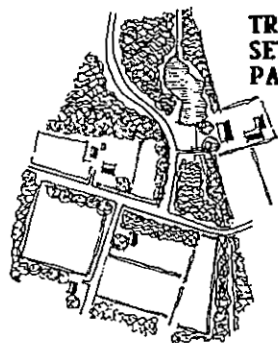


VILLAGE BUILDING:

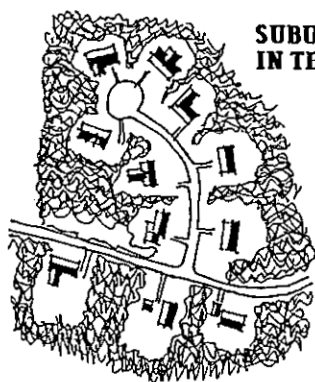
- AMPLE DEEP LOTS
- WELL SETBACK
- LARGE TREES
- FENCE, HEDGE
- LAWN



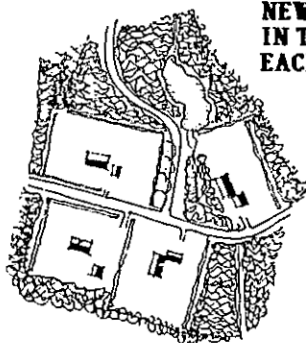
FARMSCAPE



**TRADITIONAL
SETTLEMENT
PATTERN**



**SUBURBAN CLEARING
IN THE WOODS**



**NEW LARGE HOUSES
IN THE MIDDLE OF
EACH FIELD**

complexes located adjacent to lakes and streams, private schools, and commercial structures that pre-date the 1950's

•**Open Space Patterns:** There are four sub-types of open space found in Kent:

A. Farmscape: The original organization of the Town was set by the agricultural activities of the first century or so of settlement. All available tillable or pasture lands were defined by walls or fences, and the woods were reduced to unusable or inaccessible sites. Roads linked this small-scale utilitarian pattern. In many places this pattern is still evident

B. General rural pattern: A more diffuse and general pattern is derived from a combination of areas long-removed from any active farm activity, marked by extensive second growth woods and the gradual building of individual houses on large lots of lawn and woods.

C. Recreational areas: Extensive tracts of land have been set aside for trails, streambelt buffers, historic sites, land preserves, and recreational open space. These areas buffer other uses and add to the general wooded, rural quality of Kent.

D. Fallow land: Kent has a tidy appearance; little of the Town has an unkempt or disturbed condition. However, much of the area is wooded and can be considered under-used land. Some of this land is treated as managed wood lots and it all serves as habitat to birds and mammals. Its relatively low usage makes it vulnerable to speculation and development.

•**Projected Patterns:** This typology falls into two related but very different sub-sets: Suburban-oriented housing, built in accordance with nationally based norms and as-of-right planning; and growth managed, ecologically based and historically sensitive siting. In each case the pattern is dictated by planning objectives which began as very permissive general rules that have increasingly become more defined to protect environmental, economic and, more recently, cultural values throughout the Town. The sub-types can be described as follows:

A. Suburban orientation: These houses are sited in accordance with large lot, setback and height restrictions which tend to encourage a consistent road edge or cul-de-sac pattern of land use. These configurations plus tract housing images introduced the first entirely new pattern.

B. Performance Standards Development - Residential: Larger scale development has been encouraged by increased regulation marked by more involved, environmentally and spatially based regulations. Multi-unit (so called "condo") and larger tracts exemplify this sub-type.

C. Culturally Based Development: The regulations which may arise from this study would include even more stringent environmental controls but would, optionally, include criteria which reflects a heightened

deference to the existing historic spatial and built-form pattern of the Town. This approach is underscored by this study.

D. Performance Standards Development - Commercial: Stores, services and related uses now conform to new economic scales and often new building types. Kent has definitely experienced this change in pattern both in the village core and along the highway south of the village. The tendency is to transform older buildings and/or to construct complexes on a scale previously unknown within the Town. These market forces need to be balanced by carefully defined performance standards which can protect the Town from being overwhelmed while still allowing reasonable development which can be justified by sound financial marketing analysis.

Town character planning is based on the recognition of these basic patterns and a conviction that some of these patterns hold values essential to the maintenance of the image, status and character of the place and that others reflect general homogenizing development trends. The strategy is to modify and amplify existing rules to protect the historic and base patterns; to define acceptable new patterns based on socio-economic need and physically and visually identified standards; and to devise a means of blending these patterns so as to retain a desirable and distinctive Town profile.

Town Character

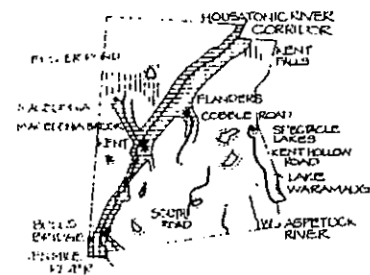
The profile of Kent is a composite that includes recognition of its clearly defined topography, the river valley with its string of villages, the undulating uplands with their smaller valleys, the distinctiveness of several farmscapes, the pervasive wooded slopes and ridges, the extensive dedicated open space, and the general homogeneity of its low density development.

Landform Types

The following landform conditions can be described:

A. Topography: The physiographic configuration of the town consists of a major river valley with a steep west flank and a series of terraced plateaus to the east. Two cross valleys define the Macedonia Brook corridor and less clearly the lowlands that lead down to South Kent. The majority of the surrounding higher land rises from these valley or from similar valleys which originate in New Milford to the south. Valleys tend to be developed, hilltops and steeper slopes tend to be wooded. Orientation, due to the steeply folded nature of the land, plays a significant role in enhancing the desirability of sites. Many slopes and major portions of the secondary valleys face the sun.

B. River Valley: The Housatonic valley cuts diagonally across the town and serves as the zone of villages, commercial development and newer suburban-type housing. The river is paralleled by Route 7 which serves Bulls Bridge, Kent, North Kent and Flanders. The area between the road



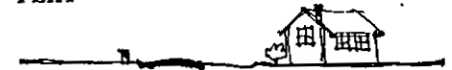
KENT:

The Housatonic River corridor and related features create a complex and delightful path through Kent. Scenic roads and lakes to the south are dominated by farm images.

UNDULATING



FLAT



VEGETATION AND UNDULATING LAND ABSORB DEVELOPMENT

FLAT, OPEN LAND DOES NOT.

Town Character Selected Areas: Kent

1. Geer Mountain Panorama: Scenic and cultural viewshed
A meandering road provides an extended South-facing panorama overlooking a large hillside area of fields and woods with views to distant hills and the valley floor where the eye focuses on a series of ponds.
2. Ore Hill Panorama: Cultural and scenic area
A more modest panorama seen from a stretch of road on either side of Peet Hill Road.
3. Lower Treasure Hill Road Panorama: Cultural and scenic area
The scenic focus is on a grouping of farm buildings and related houses within a well contained area on a South-facing incline.
4. Treasure Hill Area: Cultural area
This is a cluster of houses and fields on a high plateau, well isolated from other development and adjacent to Iron Mountain Reservation.
5. Kent Hollow Farm Area: Cultural area
An active, working farm with linked house, barn and out-buildings; well-defined fields in various states of abandonment; and the Kent Hollow cemetery.
6. West Aspetuck/Beardsley Road Area: Cultural area
This broad shallow valley features a series of fine farm houses, some with remaining farm buildings, and extensive fields reaching either to hill slopes or valley wetlands.
7. East Kent Hamlet: Cultural area
A small cluster of historic houses which relate loosely to the extreme "S" curves of Kent Hollow Road as it approaches Route 341, which constrains development on the north.
8. Cobble Brook Valley: Scenic and cultural area
This valley extends some distance in from the hamlet of Flanders whose buildings provide a visually attractive stop to long views down the valley.
9. Flanders Hamlet: Cultural area
An historic cluster of houses located along both sides of Route 7.
10. Kent Village: Cultural area
This town center has been significantly modified in that it has lost traditional commercial uses such as the large lumber yard and gained an extensive new commercial area, new Town Hall, a large grouping of multi-family units and it has been changed by the conversion of houses for commercial uses. The image has been modified but the general character of the Town has been retained.
11. Housatonic Valley Meadows: Scenic and buffer area
The Housatonic River cuts diagonally across the Town. Along its banks are broad, flat fields which extend to Route 7, to the back of Kent village, or back to Reservation Road.
12. Bulls Bridge Hamlet, Covered Bridge and Gorge: Scenic area
Bulls Bridge is a modest cluster of buildings along Route 7 at the southern end of town defined by water related features.
13. Macedonia Brook Valley: Scenic area
This is a very well defined tributary valley which joins the Housatonic at Kent village. Visual closure is provided to the East by the building complex of the Kent School, and at the other end by the hamlet of Macedonia and the hill directly behind.
14. Kent Falls and Overlook: Scenic area and panorama
Adjacent to Route 7, this State Park area is very well contained and naturally buffered from roadside development.
15. Tobin Farm: Cultural and scenic area
At the northern edge of the town are a series of linked farms and their fields which, because of their high ground position have associated panoramic views.
16. Skiff Mountain Fields: Scenic panorama and cultural area
The road up to the Skiff Mountain Kent School campus is bordered primarily by woods but also by a series of very large open fields; there are additional fields east of the school as well.
17. Pond Mountain Area: Scenic area
This is one of the primary conservation sites in Kent; views from the top of Fuller Mountain are spectacular.
18. Reservation Road: Scenic route
This river edge road has many stretches of outstanding views along the Housatonic; it also has a dramatic interval where sheer cliffs constrict the road to a narrow line directly beside the river.
19. River Road: Scenic route
This river edge road includes a portion of Skiff Mountain Road and then the woods road administered by the Park Service which runs North alongside the Housatonic.
20. Appalachian Trail: Scenic route
The trail is all but invisible in Kent. This insures the isolation desired by those who use the trail.

and the river is generally flat, with large sections near flood level. The land on the east side of the road is a series of plateaus slightly higher than the road. Both of these flatter areas were originally farmed. Much of this once open land has been converted to house sites and there is evidence that this trend will continue. A major portion of the newer housing occurs relatively out-of-sight east of the road and north of Kent village.

C. String of Villages: Three of the four Housatonic valley villages are joined, or nearly so. Kent village on its northern end is partially separated from North Kent by a few still-open fields and minor changes in topography. North Kent, in turn, is hardly distinguishable from Flanders. Only a bend in the road and vegetation visually separate these two nodes. All of the area north and south of these three villages, plus the small open land parcels between them are vulnerable to development which could easily merge them and thereby lose the separate images of the northern two villages.

The other built up nodes are out of the main valley. South Kent's image is less distinct due to its spread out form. East Kent is merely a cluster of houses and Kent Hollow is only slightly larger.

D. Smaller Valleys: Three smaller but significant valleys are oriented towards New Milford to the south. Each of these is highly scenic with long panoramas to the surrounding hills as well as picturesquely placed farms. These valleys rival the best scenic locations of Vermont. There are other appealing valleys: those parallel with Lake Waramaug and surrounding Kent Hollow and those on higher ground, west of the river on Skiff Mountain. The scale, mix of open fields, remaining farm imagery and relatively limited development heighten the importance of these smaller valleys.

Macedonia Brook gives its name to a linear valley which has been kept open by the Kent School. The valley north from South Kent lacks the appeal of the others due to extensive wetlands and the old Penn Central right-of-way.

E. Farmscapes: The image of Kent is derived from three things: varied topography, the character of Kent and Flanders villages, and the well-kept remnant farms which form the focal attraction in numerous valleys. Farm imagery is sustained by remaining barns, farm houses and fields. The ruralness of the place is contingent on the retention of this open agrarian image and the care with which new housing is sited.

F. Uplands & Wooded Slopes & Ridges: These areas are, for the most part, wooded. This tree cover provides a consistent visual background to the more animated and built-up images of the valleys.

G. Dedicated Open Spaces: Much of the Town has been set aside as open space. These lands tend to be on higher ground, along the river or adjacent to ponds. These natural areas serve to buffer and separate development and add to the general low density of the Town.

H. Homogeneous Development: To date, the incremental development of the Town over centuries has resulted in a remarkably homogeneous appearance. This is due to the architectural consistency of historic and more recent construction. This homogeneity is threatened by larger-scaled commercial development (Kent center) and suburban siting layouts and house types.

Site Relationships

In addition, it is necessary to describe the relationship of builtforms, settlements and land divisions. This includes the historic relationship of buildings to roads and fields, traditional interpretations, contemporary variations and new relationships. These are briefly explored below:

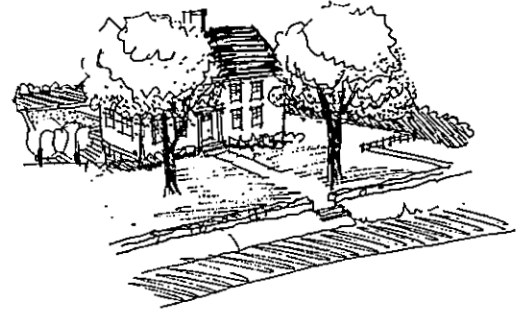
A. Historic Building to Site Relationships: Buildings built before 1900 can be judged to be historic by virtue of their age. We tend to think of historic buildings as being only those of recognized architectural merit. Any older residential structure in good repair represents the locational preference, site relationship and builtform traditions which determined the base image and form of the Town.

These early structures are not large by today's standards, although many of the most significant historic structures throughout the Town are quite ample. The buildings were located parallel and relatively close to the road on large lots and most often had several dependencies or secondary buildings - now often missing. In town these structures were closer together but still had deep, large lots. Trees along the roads and fences complete the picture.

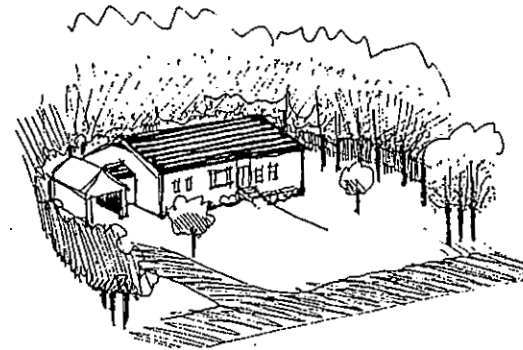
The form of the houses was box-like and simple, with strong reliance on design conventions that called for aligned openings, modest frontispieces around the main door, trim at the corners, gable ends and cornices. The proportions gave them grace and status.

B. Traditional Building to Site Relationships: Building in the first half of this century, by and large, conformed to the earlier conventions or continued Victorian variations. Increases in vehicular traffic, new reasons for living in the country and seasonal home building all provided changes in the placement pattern of houses. But these differences were minor and the new structures were easily integrated into the established pattern of building.

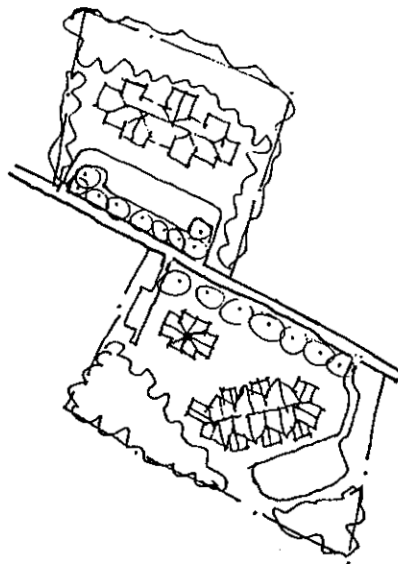
C. Contemporary Building to Site Relationships: The last forty years have seen a rapid change in lot sizes, siting of houses and the form and size of these houses. Average lot sizes became larger and road frontages became the critical factor. House placement tended to be evenly spaced but on a more extended basis. Houses were now sited according to setbacks which in turn were based on an imported ideal. Often the new patterning placed houses in the middle of once-open fields or in openings carved from the wood's edge. The units themselves became



TRADITIONAL HOUSE SITING

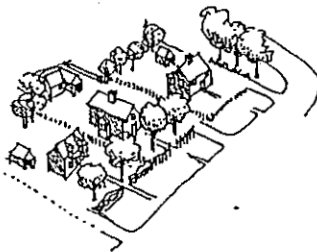


**SUBURBAN CLEARING
IN THE WOODS**



MULTI-UNIT DEVELOPMENT

**ESTABLISHED (TRADITIONAL)
SETTLEMENT PATTERN**



anemic variations of the historic types or new mutations that "applied" images from the past on ill-proportioned, larger structures.

D. Contemporary Siting Trends and Problems: Today, siting of multi-unit development often is required to meet sophisticated standards. These regulations require adherence to rigorous natural factor standards protecting groundwater and aquifers. Such standards may also protect vegetation, slope and erosion conditions and other possible causes of degradation of natural systems. This bundle of rules can be seen as a second wave of environmental sensitivity planning. Many authorities also require that siting meet complex spatial rules, building configuration standards and other performance criteria. Most of these newer regulations relate to the direct or indirect acceptance of new building types and primarily accommodate multiple units that are either attached or in close proximity. The intention is to compensate for the immediate density by dedicating significant surrounding open lands.

For the most part, these innovative spatial and building character rules are based on the expansion of traditional performance criteria for a single house on its lot. They do not take into account the much greater cultural and visual impact of these complexes and their ability to instantly transform the character of a rural town.

Planning Options Based on Town Character Analysis

The following explanation and commentary addresses several planning ideas and strategies for recognizing Town Character and including this thinking into the ordinances and procedures of the Town.

•Protection Strategies:

The following ideas suggest various mechanisms for responding to the cultural ideas already presented and for protecting sites identified in the Town Character chapter. The premise is that key areas or features of the Town must be singled out if the community is to protect those physical attributes essential to its character. Included are ideas for public education and individual assistance, and specific strategies for protecting identified sites or general cultural landscape conditions.

•Planning Assistance

Any process that changes procedures or initiates options which are preferred over as-of-right development must include some form of assistance so that the landowner and/or developer is advised of the Town's preference or requirements. In the case of defining and protecting Town Character we have isolated specific areas which are felt to be critically important to preserving Kent's character. In these areas, some form of mandatory pre-application review should be required at the very least. There should also be some means of providing planning assistance to the landowner so that he may explore options before

becoming committed to a specific developer or funding process, or locked into a scenario which has already run up a bill for expert services.

The objective of this process is to encourage landowners to consult with the Town prior to entering into any process to sell or develop their land. Cooperation between owners and the Town can maximize dual benefits: the owner receiving suitable monetary return directly or in combination with tax benefits and the Town being more active in insuring the preservation of Town Character.

•Town Fund for Planning Assistance

This approach has the Town initiating a process by which anyone considering development within special areas or beyond a certain scale is required to meet with the Planning & Zoning Commission who may, at their discretion, employ the assistance of an outside consultant to assist in review of options and to be the Town's advocate to insure that Town Character objectives are met.

The Town should provide limited funds as a Planning Grant to cover a modest feasibility/options site specific planning study. It is at this stage that interested third party non-profit groups, (land trusts, etc.) can enter into the review process and may augment planning assistance funding. This process already can be used for review of agricultural lands through a local Agricultural Land Preservation Fund which is provided for in State Statutes. This fund may receive public and private donations and is controlled by the Town. The process should be initiated in Kent and expanded, using General Funds, to include at least all special areas enumerated herein.

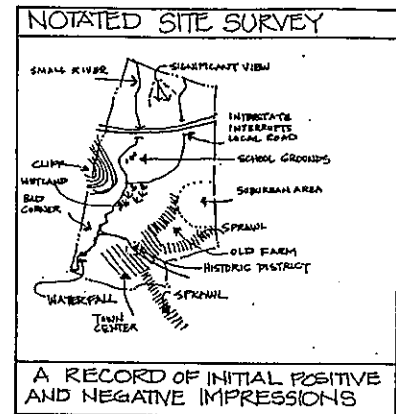
•Protection Mechanisms

The Town should initiate a more defensive posture which limits the scale and character of permitted as-of-right development. This means that the Town can restrict all subdivisions beyond two (or three) lots to a process of required pre-application consultation and designation of areas of buffer, conservation or other requirements associated with particular zoning districts or overlay districts. Particular attention should be given to Special Areas isolated herein or as defined by Town Boards and approved by the Board of Selectmen. The intention is not to preclude or deny appropriate return to any owner but to insure that new land development also meet the Town's objectives of maintaining the environmental and cultural standards which are more fully articulated in the following sections.

•Village Ambient Zones:

A central feature of a town like Kent, and, in fact, most towns whose origins go back to the eighteenth or nineteenth centuries, is the separation of villages, hamlets and town centers from their rural surroundings. Each urban node, no matter how small, has historically distinct edges which exclude commercial or residential sprawl. The village and hamlets of Kent retain this

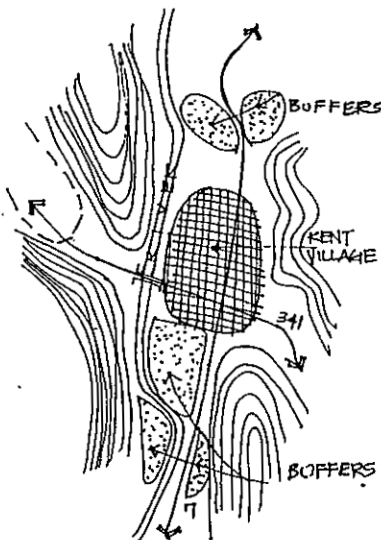
NOTATED SITE SURVEY





NEIGHBORHOOD CONSERVATION

**GREENWAY OPEN SPACE BUFFERS
DEFINE
VILLAGE EDGES**



separation to a remarkable degree. This separation should be seen as a key component of retention of Town Character. Two approaches are explored for enhancing the sense of cohesion of the village and recognizing its ambient characteristics.

•Commercial Zone Limitation Criteria:

All too often too much land area is zoned for commercial uses. This is based on the optimistic idea that increased commercial activity will translate into increased tax dollars. Insufficient attention is given to secondary aspects of this initial impulse. First, increasing the area encourages low intensity, non-contiguous development; and second, it encourages marginal businesses on the fringes of the commercial zoned area. If this tendency is reinforced by special efforts to develop a large area at one time for commercial, civic and other non-residential uses, then it is easy for a town to build more commercial structures than can be filled and sustained.

The last image a small town needs is one of failed commercial uses or areas whose previous commercial uses have been superseded by new business development at another site. To forestall these tendencies each rural town should control its impulses to become a minor regional marketplace if to do so increases the danger of transforming the image and character of the place.

Kent has, with its new commercial development, opened up the potential for overextension of its commercial square footage and for problems to occur in sustaining such a large number of individual businesses. The density of structures, their placement off the main street, and the sizes of the buildings may all contribute to a less than satisfactory occupancy rate.

Commercial sprawl at the edges of Kent village and the other nodes needs to be stringently controlled by severe limitations on commercial zoned land at these locations. Larger uses requiring lots unavailable within village centers or ones which would cause removal of historic buildings require special attention. These uses should only be allowed in places removed from village nodes and then in places which can be completely contained and buffered from more traditional land uses.

•Greenway Buffers:

Of even more critical importance is the setting aside of open land buffers at the gateways to each built-up node, especially Kent village. Specific fields along Route 7 north and south of Kent are indicated on the adjoining map. North of the village, two sets of fields on either side of the road are key to defining this end of Kent and maintaining separation from North Kent and Flanders. To the south, the large open field directly behind the Kent Center School and the nursery is of even greater importance. If this and other large, flat open areas are developed in a conventional manner the image of Kent will be compromised and its historic basis definitely altered.

•Negotiated Development Criteria:

Central to any preservation of rural character is the integration of new development within the context of existing land use and visual patterns. Rules can be set that approximate the desired relationship of new with old, but probably need to be augmented by a negotiation mechanism which offers incentives for conformity to Town Character preservation procedures. Three techniques for achieving the desired results are examined below.

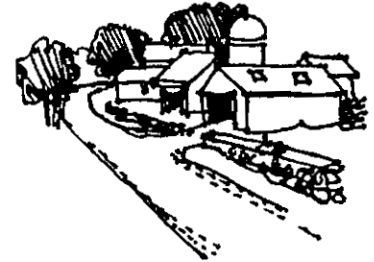
•Criteria for Farm & Field Protection: If it is agreed that rural character is associated with farming and the appearance of farming then it is critical that the Town take steps to retain farm buildings within a sufficiently large ambient area and that farm fields be kept, as far as possible, as unbuild-on land. The objectives of this endeavor follow:

•Retaining Farm Buildings: To a great extent, the gradual abandonment and removal of farm buildings has run its course. There are relatively few remaining and these are either still parts of functioning farms or have been restored or modified by those who appreciate their associational forms and character. So, to a great extent, the market has resolved this part of the equation. In the case of working farms, upkeep and retention of secondary buildings is a real problem. The Town needs to consider increased incentives for retention and/or maintenance of these buildings. This can be accomplished by increased tax relief coupled with maintenance and continued farming requirements.

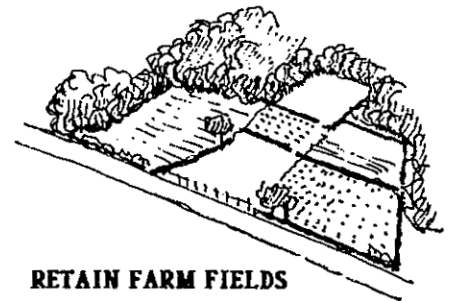
•Retaining Open Fields: This is a more critical area in that the open field pattern of the Town is slowly disappearing due to man's inaction - fields are increasingly let to grow back to woods. In addition, a proportion of these fields have been and will continue to be converted to house lots. Because the Town is so heavily wooded, the alternation of open fields provides much needed visual and spatial contrast. These fields, even without related farm buildings, reference Kent's agrarian past.

The Town needs to encourage retention of these open fields by consideration of open space tax relief, or through some form of increased density allowance on adjacent wooded land or other mechanism which encourage retention of open fields, stone walls, tree rows, laneways and other cultural remnants of farm life.

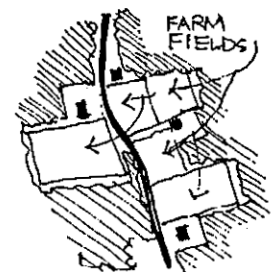
•Residential Siting Criteria for Farm Lands: This is the area of greatest potential. It is relatively easy to rework existing zoning and subdivision regulations so that houses are related to farm fields rather than to minimum acreage requirements. Additional spatial requirements can be imposed which force buildings to be sited away from the center of fields, in areas along the border of fields or in the woods adjacent to fields.



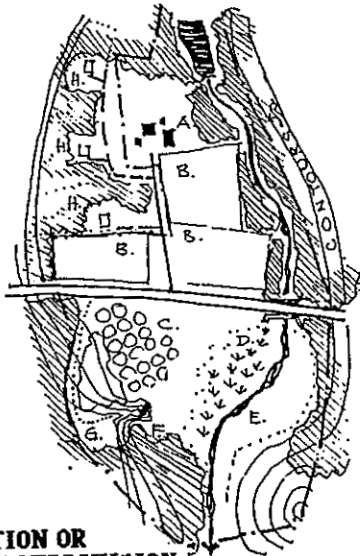
RETAIN FARM BUILDINGS



RETAIN FARM FIELDS

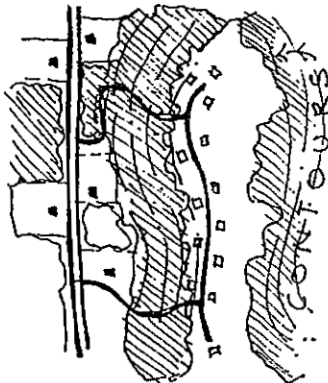


SITE NEW HOUSES ADJACENT TO OLD FARM FIELDS



CONSERVATION OR OPEN SPACE SUBDIVISION

- *A. EXISTING FARM OR HISTORIC BUILDING COMPLEX
- *B. ASSOCIATED FIELDS
- *C. SCENIC AREA
- *D. WETLANDS
- *E. FLOOD PLAIN
- *F. OVERLOOK
- *G. TRAIL
- *H. NEW HOUSES OFF OF FARM ACCESS ROAD
- CONSERVED LANDS (*)



CONTAINED DISTRICT

- EXISTING HOUSES ALONG TOWN ROAD
- POTENTIAL INCREASED DENSITY WITHIN CONTAINED AREA

•Conservation Subdivision or Planned Area Conservation:

This is a process which allows for limited grouped development with stipulated performance criteria which is set so as to retain Town Character. The basic idea is to prepare a site analysis of the land in question to determine its environmental and cultural attributes and to then devise a plan which is sensitive to these factors. The landowner is encouraged to act directly with the Town (rather than selling to a developer or joint venturing with a developer).

The process continues by allowing up to a set number (perhaps 6 or 8) of new residential units which are accessed by a modest country lane (of 16' or 18' width) which is required to respect existing fields. The housing units are sited so that they do not occupy the majority of open land and certainly avoid the center of fields. This plan is negotiated by the owner and the Town and ideally provides the owner with a quality site plan with a comparable return when compared with a more conventional sale to a prospective developer.

•Transfer of Development Rights:

This process recognizes that every parcel of land contains a bundle of rights which can be separated from each other and in some cases from the land. The idea is that when it is desirable to keep land free from development the owner should be able to transfer the potential development rights to another part of his land or sell them to another owner for use on another site which conforms to the conditions of this provision. This process certainly can be entertained by Kent as it provides a potentially direct means of saving recognized values without interfering with the market value of the land. In practice, this mechanism has not been used as much as one might think. Therefore, models for implementation would need to be carefully reviewed in writing such a provision for Kent.

•Contained District Density Increases:

The principles of containment suggest a strategy which identifies relatively isolated or contained areas where, with conformity to stipulated rules, development can be tolerated at higher densities and can accommodate different housing types and configurations. This approach leads logically to new "villages," either along the lines of "neo-traditional" planning or more locally devised regulations.

•Criteria for Density Increase:

The concept of this idea is to allow for modest increases in density in areas where the developer can demonstrate that the new residential units will be within a self-contained area that is visually masked from the roads of the Town, from adjacent properties and from those who overlook the site up to a stipulated distance. This concept can be used to help balance more restrictive ideas expressed herein.

•Historic Districts:

This is the most established mechanism for the preservation of recognized historic elements which by their age and quality reflect selected aspects of Town Character. The criteria of Historic District designation can be expanded to encompass a broader idea of Community Conservation.

•Criteria for Retention & Additions:

Historic Districts reflect conformity with standards for designating a group of structures as historic. Traditionally these areas include only lands directly adjacent to the buildings included within the district and only occasionally include open lands not directly related to specific buildings. The concept of ambience featured in the 1975 report suggests that a larger area including buffer zones, land uses associated with historic farm buildings or "ghosts" of prior activities should be incorporated within Historic Districts.

The controls of Historic Districts are only as stringent as they are set by the Town as allowed by enabling legislation. They need not all be so controlling as to preclude normal minor changes and additions to older structures. Expansion of Historic Districts does clearly indicate the Town's desire to defer to its past and to base future development on retention of the individual buildings and larger zones felt to be essential to Town Character.

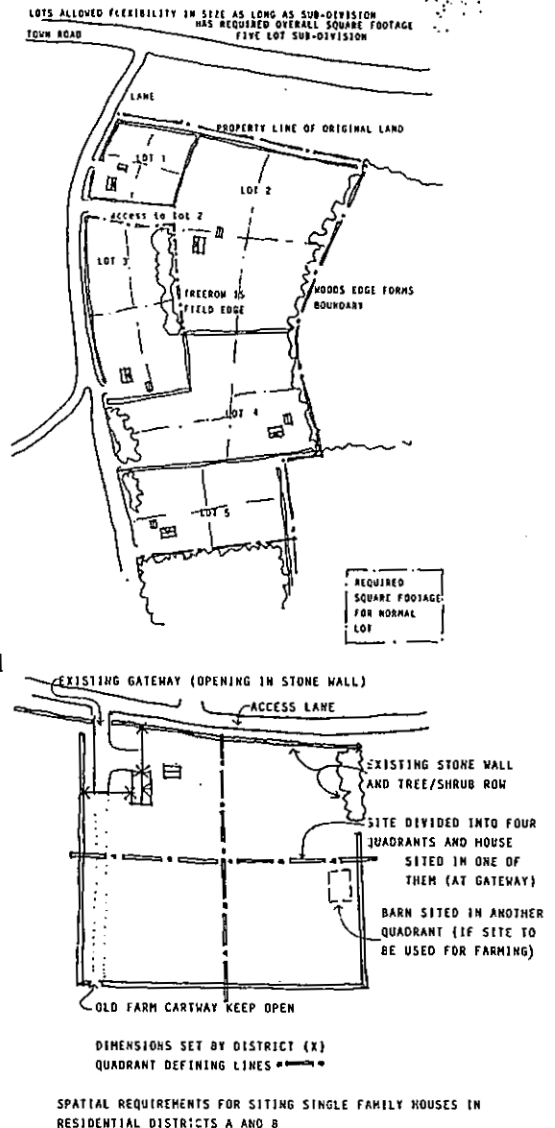
•Community Conservation:

In a broader sense, the concept of Historic Districts can be expanded to include retention of basic patterns and incorporated with other ideas dedicated to conserving both cultural use patterns and environmental factors. This expansion suggests that traditional conservation interests link with preservation interests in a combined and coordinated approach to retain values held in high esteem by the people of Kent.

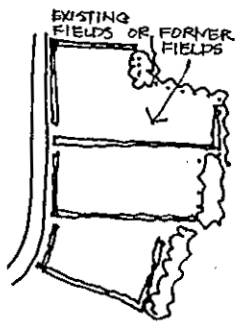
•Building Siting Criteria:

The mechanisms of planning are concentrated in zoning, subdivision bylaws and related performance standards. Central to these standards are a series of spatial dictates which for the most part are interchangeable from community to community. These standards control lot size and configuration, setbacks and height restrictions and related environmental requirements stipulating well and septic locations, and groundwater, aquifer and floodplain protection. There is no reason why these standards cannot be adjusted to be more responsive to local settlement patterns. The following discussion illustrates spatial standards which are sensitive to cultural variables.

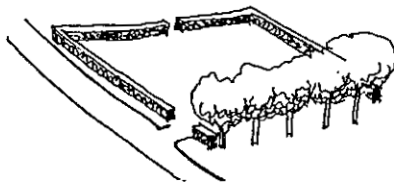
These ideas have been referenced, in part, in discussion of the means for protecting the openness of farm fields. The basic idea



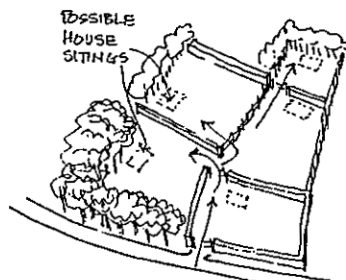
FLEXIBLE LOT DEFINITION BASED ON USE OF EXISTING CONDITION



**ADJUST LOT DIMENSIONS
TO EXISTING WALLS,
FENCES, BOUNDARIES**



RETAIN STONE WALLS



**USE OLD BARWAYS &
LANES IN SUBDIVIDING LAND**

is to supplement the standard dimensional requirements of every zoning regulation with additional or replacement criteria which are more appropriate to a rural town such as Kent. The objective is twofold: first, to site new construction so that it allows the older structures to retain dominance along the roads of the Town, and second, to integrate new buildings within the cultural landscape of the Town so that they do not unduly transform the character of the place.

Examples of suggested spatial standards include:

Lot Area Adjustments: Standard planning area requirements are not at all sensitive to existing spatial definition. They require prescribed frontage minimums and overall area without any regard for existing stone walls, hedgerows or other traces on the land. The suggested concept requires (or allows) dimensional flexibility, within prescribed limits, so as to align new subdivisions with existing field and property edge conditions.

Road Edge Buffer: It is debatable whether it is possible, or advisable, to dictate what new houses should look like. It is widely held in our culture that everyone should be allowed free reign in the style and appointment of their house. But this freedom may very easily impose a visual burden on the public and violate commonly held standards of what is visually acceptable. One way around this problem is to require vegetative and/or topographic roadside buffering of new units, especially of any complex of more than two or three units. A strip can be required to be left as wooded, planted with a mixture of trees and local shrubs or the natural grading and vegetation can be required to be left as is when the topography assists in hiding the new structure.

Retaining Stone Walls: Many towns, by ordinance, require the retention of all old walls and include stipulations governing the cutting of new entries through them. Kent should move to better protect these boundary markers.

Old Laneways and Barways: Where possible, subdivision review should require/encourage use of older rights-of-way, especially in cases where the required installation standards of new subdivision roads can be held to a minimum. In using older laneways, care should be exercised to retain adjacent walls and vegetation.

Field Edge Siting: All too often we see new houses placed in the middle of old fields or strung out in a line down the middle of a series of fields. This placement is visually obtrusive and will, in all cases, dramatically change the character of the land. It is better to require that all new construction planned in old fields be placed immediately adjacent to the field edge, thus preserving the appearance of an open field. A quadrant siting process can be used in conjunction with flexible lot dimensioning based on existing field, stone wall and tree row placements.

Woods Edge Siting: An even more attractive siting in connection with fields is to place the new construction directly in the woods, looking out at adjacent open space. In cases where lots are "carved" out of the woods along a road, care should be taken to retain an ample vegetative buffer and to respect the lay of the land, retain major trees and generally avoid the ragged look of so many minimal in-the-woods sitings which are close to the road and consist of open space just sufficient for the required septic field. Special care must be taken in these cases that the woods are not merely bulldozed over in an unsightly manner which leaves exposed tree roots and an overall unsightly appearance.

Topographic Restrictions: Driving through rolling wooded areas one often sees houses perched high on hillsides such that they stand out as silhouettes against the sky. These lofty sitings commonly have long drives which scar the hillside and may contribute to erosion. In general, siting should be kept well below the crest of any hill or ridge and steep slopes totally avoided. These factors can be incorporated into zoning restrictions.

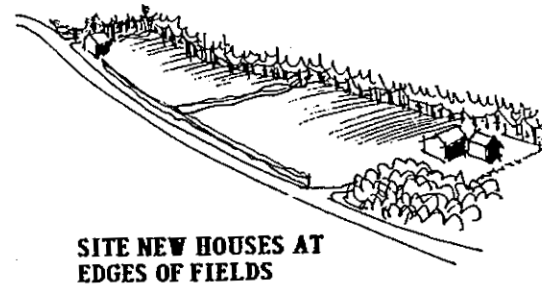
•Building Type Criteria:

If one accepts the notion that everyone's home is their castle then one must accept the idea that we cannot dictate taste. Community responsibility comes to the fore when we consider the impact of individual or multiple development on the community as a whole. A large proportion of ill-advised building is not due to aesthetic or other convictions but relative ignorance and a willingness to accept poorly worked out compromises which seem to reflect historic building types but just do not do so. This section, therefore, is primarily concerned with architectural education which is specific to Kent and its region.

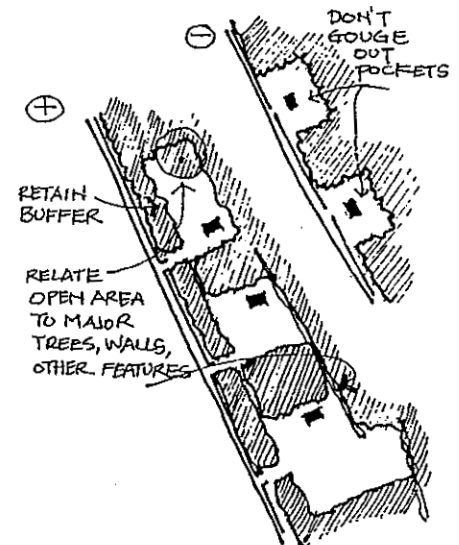
•Culturally Based Building Character Standards:

The traditional residential architecture of Kent and surrounding towns is of taut, wooden box-like structures often modified by several additions. These structures are given status by skillful siting and appropriate detail. By and large, this type of residence permits infinite variety within a time-honored set of conventions. In recent decades three types of housing units have been introduced: a) modern, architect-designed houses, b) tract-like houses, and c) multi-unit complexes. It is not reasonable to dictate style or to mandate historical requirements for new building. Nevertheless, it is possible to restrict new types of building when they deviate in density, configuration and overall form. The first two new types of housing deviate from the norm of the region.

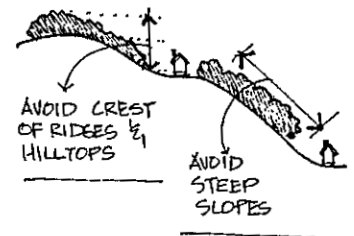
There are several ways in which appropriateness can be assessed. These include a checklist of formal characteristics, some of which should be consistent with the older, traditional house type of the region. The list includes the following:



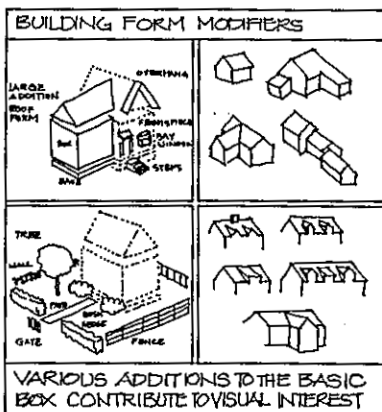
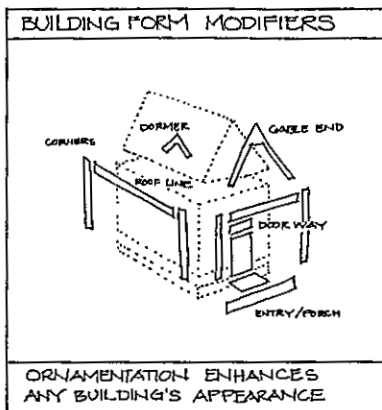
SITE NEW HOUSES AT EDGES OF FIELDS



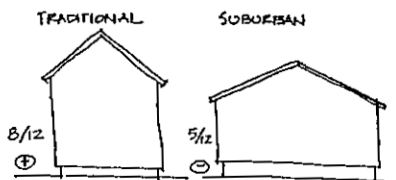
HOUSES IN THE WOODS



**TOPOGRAPHIC CONCERNS
MINIMIZE SITING WHICH
INTRUDES ON THE SKYLINE**



BUILDING FORM MODIFIERS



ROOF PITCH

Scale and Formal Organization: The major difference between houses of the eighteenth and nineteenth centuries and now is often scale. We tend to build larger structures overall. Further, we tend to build rather flat, cubic buildings rather than complexes of joined or adjacent structures. These new buildings frequently look like swollen versions of early American architectural styles but lack the sureness or richness of detail of older construction. In educational terms there needs to be more awareness that oversized, flat-facaded, raised basement structures with applique trim come across as cynical or condescending imitations of our ancestral prototypes. With a renewed interest in historical architectural inspiration, it is now possible to avoid the "builder's special" and build a structure which will respect the scale, building forms and use of detail of the past without recourse to mere period copies.

Alignment of Openings: The characteristics of prevailing older building can be analyzed, or broken down into several abstract components. In devising contemporary designs it is enough if many of these characteristics are carried over. Chief among these is the relationship of windows and doors to the facade and to each other. These openings, historically, have conformed to simple proportional relationships and align most often in three or five bay organizations.

Use of Materials: Careful choice of materials continues the concept of compatibility of features. Selection of clapboard or shingle is the most obvious means of relating old and new. The scale, or size of these materials is a further refinement of compatibility. Materials not often found in the region often stand out awkwardly; thus brick, or other even more seldom used materials, do not readily fit into the regional picture.

Roof Pitch and Gables: Builder's houses often fail to fit visually within a specific context simply because they avoid sensitivity to basic traditional or regional formal norms. Chief among their faults is that the roof pitches do not have steep enough angles. Other problems include insufficient overhang of the eaves, and insensitivity in the use of appropriate details where two materials come together, primarily in the treatment of gable ends and dormers.

Details: Details come from two sources: first, the need to cover corners or joints and second, from conventions devised over many centuries. There are established relationships of where details belong, how they should be integrated into the overall design and which details appropriately go with each other. Status and stylistic statements come from the fitness of these details and not from thin applique bits and pieces. Reticence and robustness are both hallmarks of good detailing.

Landscaping: Lastly, countryside or small town landscaping differs from suburban planting. Again, this is a matter of degree and taste. Too many small and varied exotic plants placed too close to the house give a suburban appearance which is out of place in the country, where definition of the edge of the lawn as it meets the woods or field edge needs critical attention.

Conformity to some or most of these characteristics helps relate new housing types to the more pervasive traditional units of the Town.

Joined Units or Single Unit Multiple Developments: In the case of the third new housing type - multi-family units - The scale, configuration and bulk of these adjacent or joined units precludes an easy sympathetic relationship to older single family houses and to the general cultural landscape. Therefore, it is necessary to both restrict where tract and joined unit developments are allowed and to set very specific standards for their configuration, materials, siting, buffering and overall numbers. Some of these restrictions should include the following:

Specified Building Location: This idea centers on pre-locating house sites on each subdivision lot as a condition of the subdivision. The criteria can include the following: optimum screening from Town roads and adjacent hillsides, best location ecologically, conformity to other siting conditions, and access from developers' roads which connect to existing roads at both ends.

Multi-unit Siting: The Town should consider its attitudes about multi-unit housing especially if they allow twoplex, fourplex or larger joined configurations. The larger the number of units the more out of place and character will be the results. If multi-unit developments are allowed at all, they should be restricted to well-buffered, completely contained locations. The onus of proof that there will be no detrimental cultural or scenic effect should be on the developer. Large complexes should never be allowed in open fields where they look like ocean liners; if allowed they should be sheltered in the woods, well-screened from all adjacent land, roads and cross-valley views.

Buffer Requirements: All buffer requirements already mentioned become even more important in connection with large subdivisions. Buffers should incorporate topographic features, large tree masses up to a hundred or more feet in depth and, siting of the entire complex so that it is at right angles to Town roads.

Bulk Limitations: The bulk of large complexes comes from actual joining of units or the visual appearance of joining. No silhouette of a structure or structures should be allowed beyond a specified limit based on that of a traditional farm complex.

Single Family Unit Siting: These developments seem the most benign in that they are made up of single houses. Care should be taken to set any development of two or more units well back from Town roads, where they will not be visually obtrusive either as seen from the road or across a valley. Buffering requirements, road layout, road size and standards all are critical to the relative impact of subdivisions.

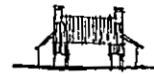
•Road and Roadside Protection:

As the character of a place is experienced from its roads, it is easy to see that some control of roadside conditions can have a



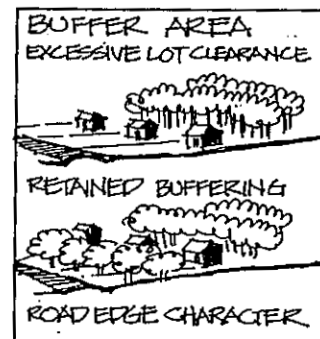
**JOINED MULTI-UNIT COMPLEXES
SELDOM "FIT" IN RURAL AREAS**

(FOUR-PLEX, SIXPLEX, XPLEX)

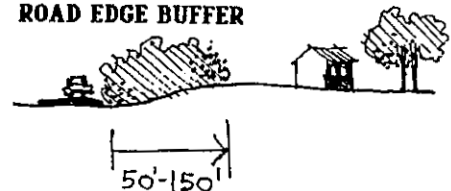


**DUPLEXES AND SUBORDINATE
UNITS ARE ACCEPTABLE**

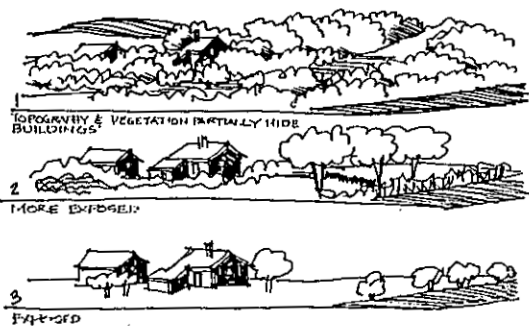
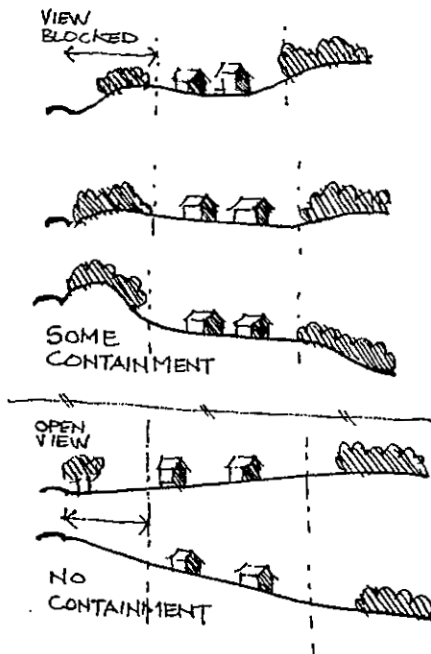
BUFFER AREA



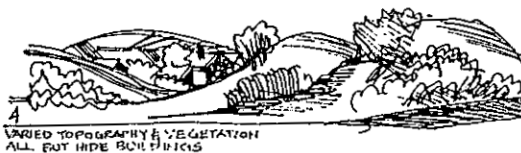
**50' TO 150'
ROAD EDGE BUFFER**



CONTAINMENT



VISUAL ABSORPTION



bearing on the perceived image and quality of the community. This section explores three approaches to roadside controls.

•General Conditions:

All Town roads have a high degree of rural character due to their width, alignment and road edge treatment. In general, these conditions should be retained. The width insures that the road is a visual tunnel which alternately opens up to views across adjacent fields or across sweeping panoramas. The alignment also adds to the sequential interest of the road, provides different perspectives and light patterns, and encourages moderate speeds. Roads with simple, limited verges are critical to maintaining rural scale. For all of these reasons, road widening, realignments and opening of wider roadside verges should be avoided.

The State highways also exhibit an appropriate scale in terms of width, alignment and roadside conditions. Attempts to up-grade these should be resisted. Obviously, any attempt to upgrade an existing road or locate a major highway which conforms to state-of-the-art limited access road building should be seriously opposed.

•Scenic/Historic Road Protection

Certain roads within Kent are notable for their spectacular scenic views and for the consistency of the visual experience along their entire length. These have been provisionally located on the Town Character map. The Town should consider adopting provisions which both recognize and protect these roads from possible development encroachment. This may be difficult as the State enabling law requires subscription to this designation by a majority of the abutters.

The road pattern of the Town is historic in its placement and rural condition. It may be possible to designate roads associated with recognized Historic Districts or conservation areas as having special attributes that should be protected from encroachment.

•Road Buffer Requirements:

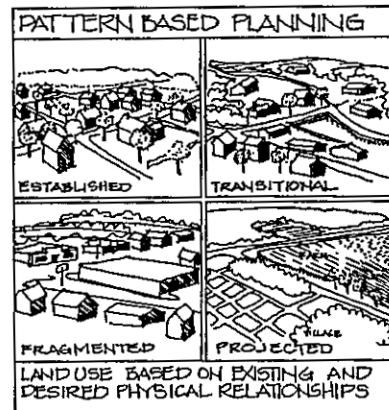
The edges of all undeveloped areas in Kent, that is areas without structures, fall under three edge conditions; woods, fields or water and wetlands. Where new development is bordered by woods, new development should be required to retain an existing tree and shrub buffer of at least fifty feet. In cases where development will occupy a field, buildings should be required to be well-set back, (but not strung out in the middle of the field), masked by topographic features, and behind a newly planted tree buffer of a least thirty feet. In cases where the property includes road edge conditions adjacent to rivers, streams, ponds or wetlands, the new development should be set back at least one hundred feet from the hydrologic feature with vegetation screening the view to the new structure from the road and from the water body.

Conclusions:

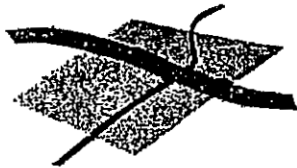
•Plea for Action:

This Town Character study provides planning concepts and procedures which question normative planning practice. It is hoped that these ideas will stimulate communities to reconsider how they plan for their future. There is strong indication that the acceptance of suburban biased regulations will continue to erode as planners, environmentalist, preservationists policy makers and the lay public challenge the tenets of planning as practiced these last several decades.

This case study is based on a larger study, Town Character Study & Open Space Plan, Kent, Connecticut, (1990) carried out by Linda Cardini [Northwestern Connecticut Council of Governments] and Michael Everett [Everett Clarke Holleran]



PATTERN BASED PLANNING



ROAD AND LAND INSTITUTE / RISD

The purpose of the Institute is to advance and test alternative design and planning procedures and standards relative to local roads and adjacent land uses. Case studies are a key means of monitoring innovation and alternative approaches to planning. The Institute is a part of the Rhode Island School of Design, 2 College Street, Providence, RI 02903 [401 454 6283 / FAX 401 454 6299]

KENT TOWN CHARACTER STUDY / REPRINT / ROAD AND LAND INSTITUTE /

APPENDIX B
SUBDIVISIONS APPROVED BETWEEN 1990 AND 2011
As Prepared By Jos Spelbos, March, 2012

SURVEY MAP #	DATE APPROVED	TAX PARCELS M/B/L/	SUBDIVIDER	ROAD	#OF NEW BUILDING LOTS	TOTAL # OF LOTS	NEWLY DEVELOPED ACREAGE	TOTAL ACREAGE	NOTES
778B	3/1990	9/42/12,11,10	Reno	Cobble Road	2	3	10.005	39.645	
780B	3/1990	1/5/17, 16, 10, 9	Silk	Chippewalla	2	4	0	30.550	Resubdivision
778A	4/1990	17/26/8, 7	Seidman	Kent Hollow	1	2	14.66	35.66	1 existing house
787A 788A	7/1990	9/22/94, 95, 110 – 128	Woodin/Kent 2 LP	Studio Hill	0	22	0	132.077	Resubdivision, subdivided in 1988
784B	9/1990	17/28/33 + 51, 34	Camp	Camps & Beardsley	1	2	2.000	31.442	1 existing house
790A	11/1990	17/28/44 + 8, 9	Kallstrom	Kent Hollow	1	2	16.481	72	
790B	1/1991	4/13/4, 3	Schmutzler	S. Main St.	0	2	0	0.983	Ex. House and restaurant
814A 815A	12/1992	16/27/4, 1	Wilsea	Anderson Acres	1	2	5.947	112	
817B 824A	2/1993 9/1993	10/41/34, 33, 32, 31, 30, 2	Camp Kent Assoc.	Richards	5	6	44.399	59.300	
825A 826A	9/1993	14/21/21, 20, 27, 29, 30, 19	Zukov	Carter Road	0	7	0	147.442	Resubdivision of 9 lot sub in 1989
828B	9/1993	9/22/151, 150	Gawel	Studio Hill	2	2	7.750	7.750	
830A	2/1994	11/40/41, 79	Thom	Howland	1	2	13.343	13.343	Resubdivision
831A	5/1994	17/28/44, 8	Kallstrom	Kent Hollow	1	2	5.265	16.481	Resubdivision?
834B 835A	7/1992	16/26/26, 23	Wilsea	Upper Kent Hollow	1	2	3.422	17.917	

840B 991B	6/1995	10/40/3, 49, 50	Dubray	Segar Mtn.	3	3	17.750	17.750	
842B	7/1995	4/13/10 – 22	Manhattan Mortgage Corp	Elizabeth	13	13	4.998	4.998	Meadow Street
851A 852A	6/1996	9/22/94, 95, 110-128	Woodin Rd/Kent2 LP	Studio Hill	0	22	0	132.077	Lot Line Revisions
856B 857A	12/1996	17/28/45, 30	Hoyenski	Camps Rd	1	2	2.332	29.271	Ex. Farmhouse
861B	7/1997	10/41/10 – 29	Triple S Real Estate	Richards & South Rd	0	18	0	89.306	Oak Ridge/ Iron Mtn subdivided 1989
862A – 870A	7/1997	17/28/46 – 50, 1	Devaux, a.o.	Kent Hollow & Beardsley	4	6	52.88	161.23	1 ex. Farmhouse
883B 885A	10/1998	16/27/6	Wilsea	Anderson Acres	1	2	5.992	105	Resubdivision
884B	11/1998	16/27/7	Wilsea	Anderson Acres	1	2	2.619	99	Resubdivision
891B	1/2000	12/37/13, 23	LaFontan	S. Kent & Camps Flat	1	2	62.211	64.814	Resubdivision
894B 895B 899a 900A	3/2000	15/22/75, 82 – 87	Errico V&R Properties	Kenico	6	8	78.555	109.300	Former Camp, 1 existing house
902A 903A	6/2000	14/21/21, 20, 27, 29, 30, 19	Lukins	Carter	0	6	0	139.830	Resubdivision of Zukov subdivision
904A 905A	11/2000	5/12/108, 143 – 148	Ten Titus LLC	Kent	5	7	86.10	116.11	
909A	1/2001	11/41/14, 15, 6	Riney	Flat Rock & Richards	3	4	3.245	21.733	5 Existing houses
913B	3/2001	4/12/20, 21	Town of Kent	S. Main & Maple	1	2	3.900	8.486	So. Commons & ex. transfer station
925B 926B	5/2002	11/34/4, 41, 42	Gund	Gear Mtn & Flat Rock	1	3	163.41	179.11	2 existing houses

937 942A	(4/2003)	4/12/21	So Commons LP (Kent Affordable Housing	S. Main	0	1	0	3.900	Site plan, 24 multi-family units
951A	12/2003	10/42/32, 51	Sebetic	Segar Mtn & Cobble Rd	1	2	16.736	25.449	1 existing house
956A 1077	3/2004	5/12/111	Songal	Spooner Hill	1	2	7.052	9.907	1 existing house
959A 964A	6/2004 11/2004	11/40/18, 82	Howe	Jennings Rd	1	2	5.06	42.25	1 existing house resubdivision
960B	7/2004	16/23/2	Devos-Cole	Davis & Segar Mtn	0	2	0	7.308	2 existing houses
967A	1/2005	17/28/33, 51	Camp	Beardsley & Camps	0	2	0	29.441	Resubdivision for agr. Purposes only
970A 971A	4/2005	5/12/111, 151 – 154	NE Development	Spooner Hill & Kent Rd	3	5	41.158	76.732	2 existing houses
975B 976B 1077 992A	3/2007	3/5/7, 20	Eads	Macedonia Rd	2	2	25.247	25.247	
1001B	6/2007	5/12/122, 154 – 156	NE Development	Kent	2	3	10.015	14.975	Riverview Subdivision 1 existing house
1079	3/2011	5/39/3	Brumberg Family	Spooner Hill	2	3	62.858	74.991	1 existing house
TOTALS:					70	184	775	2305	

Does not include “first cuts”, which are allowed by right, or commercial developments in the Village Center.