

**TOWN OF KENT
ARCHITECTURAL REVIEW BOARD**

41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757
Phone (860) 927-4625 Fax (860) 927-4541

**2021 REGULAR MEETING SCHEDULE
1st Tuesday of the Month**

The Town of Kent Architectural Review Board will meet on the following days at 5:30 p.m. in the Kent Town Hall, 41 Kent Green Boulevard, Kent, CT 06757.

January 5, 2021	July 6, 2021
February 2, 2021	August 3, 2021
March 2, 2021	September 7, 2021
April 6, 2021	October 5, 2021
May 4, 2021	November 9, 2021*
June 1, 2021	December 7, 2021

*2nd Tuesday due to Election Day

RECEIVED FOR RECORD
KENT TOWN CLERK

2020 NOV 30 P 3:47

BY *J. Brady*
TOWN CLERK

RECEIVED

By Darlene Brady at 2:54 pm, Nov 30, 2020

TOWN OF KENT
ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT
41 Kent Green Boulevard
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Kent, CT 06757
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June 2, 2020 REGULAR MEETING MINUTES

The Architectural Review Board for the Kent Village District held a Zoom meeting on June 2, 2020 at 5:30 p.m.

1. **CALL TO ORDER:**

The meeting was called to order at 5:35 p.m.

2. **ROLL CALL AND APPOINTMENT OF ALTERNATIVES REQUIRED:**

Ellen Corsell, Steve Penner, Peter Hanby, Frank Way and Donna Hayes attended.

3. **READING AND APPROVAL OF MINUTES:**

3A. Regular Meeting Minutes, December 2019.

Motion to approve from Frank Way, seconded by Steve Penner, and was approved unanimously.

4. **APPLICATIONS:**

4A. Application #014-18, Hiram Williams for Kent Center, LLC, 10 North Main Street, Reconstruction and renovation of existing building, Map 19, Block 42, Lot 29.

Chris Lee on behalf of Kent Center, LLC described the proposed updated work to include hardscaping, accessibility ramps, electrical, and outdoor terrace. Planning and Zoning is pending approval upon submission of redrawn plans, otherwise it has been approved. Ellen expressed concern about the use of cobble stone on the Main Street side of the building simply for the concern among senior citizens in town who have experienced difficulty on the stones. The town has 2 proposals for the sidewalks (TBD) and will decide later how they are going to handle the town street scape for merging the front sidewalk of the building in relationship with the town's public sidewalks. Donna will seek clarity so that plans can be made before construction of the sidewalks begins. Steve expressed concern for the safety with the height of the hedge on the parking side of the plans. Chris agreed to keep the exterior hedge to less than 3' so that sightlines for traffic and pedestrians will not be impeded.

Reroofing, residing the structure, as well as removing second floor of building to create an interior mezzanine and cleaning up the front of the building with a new porch proposal, windows doors and façade. Excavation under building to create a basement, and a basic rebuild of the right side of the building. No landscaping or signage was proposed by Mr. Lee.

Motion to approve from Frank Way, Steve Penner seconds the motion. Approved unanimously.

ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT
REGULAR MEETING MINUTES FOR JUNE 2, 2020

These are draft minutes. Corrections may be made by the Board at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

NOTE: Greg St John has submitted his resignation from the board. That leaves 2 spots available to fill. We also need to determine the function of the board.

5. ADJOURNMENT:

The meeting was adjourned at 6:04 p.m.

Respectfully submitted,

Frank Way

**ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT**

REGULAR MEETING MINUTES FOR JUNE 2, 2020

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