

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

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

RECEIVED FOR RECORD
KENT TOWN CLERK

2018 NOV 15 P 1:54

BY *J. Gray*
TOWN CLERK

NOVEMBER 13, 2018 SPECIAL MEETING MINUTES

The Architectural Review Board for the Kent Village District held a regular meeting on November 13, 2018 at 5:30 p.m. at the Town Hall, 41 Kent Green Blvd., Kent, CT.

CALL TO ORDER:

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

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Ellen Corsell, John Milnes Baker, Steve Pender, Greg St John, and Bob McDowell attended.

Corsell made a motion to elevate Bob to voting status, seconded by St John and approved unanimously.

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes, October 2, 2018

3.B. Special Meeting Minutes, October 25, 2018

St John made a motion to approve minutes from Regular Meeting held October 2, 2018 and Special Meeting held October 25, 2018, seconded by Corsell and approved unanimously.

4. APPLICATIONS:

There were no new applications.

5. OTHER BUSINESS:

5.A. Application #005-16, Irven Equity, LLC, 60 North Main Street, construction of new art gallery and storage facility; modification to include plan update to art gallery, Map 19 Lot 42 Lot 5.

John Allee and Sean Kennedy, architects for the applicant, Billy Morrison, and Ellie Place were all present for the applicant. Allee discussed the major difference being the elimination of the second floor. Allee stated no mechanicals planned for on the roof. Allee also clarified that a large portion of the exterior siding, showing up green on

ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT

REGULAR MEETING MINUTES FOR NOVEMBER 13, 2018

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.

the new plans presented, will be Corten Steel which will rust and turn more reddish in color. The applicant also plans to eliminate an awning at the rear of the building as well as adding to square footage to the rear of the building toward the connection to the storage building.

Sean Kennedy and Allee showed examples of the wood horizontal siding. One was an oxidized white oak and another was hemlock stained dark. The plan would be for it to be rough sawn. St John stated that the applicant may want to explore cherry as a material as a cost saving measure.

Baker made a motion to approve changes, St John seconded, and was approved unanimously.

5.B. Approval of 2019 Regular Meeting Schedule

Pener made a motion to approve the meeting dates as proposed, St John seconded and was approved unanimously.

5.C. Notices of Violation –

Donna Hayes stated that Tim Good on behalf of Kent Chamber of Commerce will reach out to property owners to ask that they remove lighted flashing open signs popping up around town.

Discussion then centered on property located at 26 South Main Street. Hayes stated that the Kent's Building Department is responsible for following up on the retaining wall built without permits and not the Land Use Department.

5.D. Signage –

Hayes updated the ARB members on recent court decisions regarding signage and what towns can and cannot be regulated.

6. OTHER BUSINESS:

6.A. Baker made a motion to add discussion of letter received from Steven Dewey of Dewright Design LLC dated November 13, 2018, seconded by Corsell and was approved unanimously.

Discussion centered around how the last meeting ended and what was expected from the applicant. ARB members expressed their view that applicant and agents for the applicant had seemed agreeable to ARB's recommended changes involving eave details as well as for its request for more information for the exterior staircase. It was decided Donna Hayes will speak with Mark Smith, agent for the applicant, to see if finished plans can be completed for a possible special meeting after the holiday.

6. ADJOURNMENT:

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,
Steve Pener

**ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT**

REGULAR MEETING MINUTES FOR NOVEMBER 13, 2018

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.