

ARCHITECTURAL DESIGN REVIEW BOARD

MEETING MINUTES

August 14, 2023

The Architectural Design Review Board held a Regular Meeting on Monday, August 14, 2023 at 6:00pm at the Stonington Board of Education Administration Building, 40 Field St, Pawcatuck. Attending were Chairman Michael McKinley and members, Breck Perkins, Leslie Driscoll, and Alternate Elizabeth Brummund. Also present was Town Planner, Clifton Iler. Members Mark Comeau and Christopher Delaney were absent.

The meeting was called to order at 6:00pm. Ms. Brummund was seated.

ADRB 23-06 – Review of proposed renovation of an existing mill building for 58 apartment units with garage parking underneath. Site improvements will include a series of amenities and landscaped areas. Property located at 21 Pawcatuck Ave., Pawcatuck. Assessor's Map 5, Block 5, Lot 2. Zone MC-80. Applicant – Clark Co. Mill, LLC. Property Owner – Pawcatuck Riverview, LLC

Mark Kepple introduced the project and the process. The project is to restore Thread Mill #2 and convert into residential units. Currently, the applicant is pursuing a map amendment to rezone the site from MC-80 to IHMD. Once the Planning and Zoning Commission approves the map amendment, the applicant will submit a detailed concept for review.

Mr. Kepple introduced Jonathan Cozzens from Lee Properties, LLC who outlined his purpose and intent with the renovation work at the site. Also introduced was John Seager, architect, who outlined the history of the Thread Mill site and the application process to receive historic tax credits for the restoration effort.

Mr. Seager went on to further describe the project:

- Comparison between the existing conditions and proposed landscaping plan. Site amenities and pathways will connect the various areas within the site and provide entertainment for the residents. Additionally, an existing commercial building on site could be repurposed for a future commercial use which would serve both residents and larger community.
- The interior floor plan is to include a large atrium area to allow natural light to flow into the mill. Exterior conditions of windows and masonry will require replacement or repointing. Existing siding will be updated. Window and door schedules were also shared.
- Renderings included a canopy between the mill and the single-family structure, skylight for a new entryway, and rooftop gardens and atrium skylights.

Board Members asked the following questions:

- Mr. Perkins asked about the potential future development and second building. Mr. Kepple highlighted the potential future development location on the site. He stated that the conceptual second project would come back for review separate from this project. Ms. Driscoll asked whether the project would be

unfeasible if the future development wasn't possible. Mr. Cozzens said he was unsure but this application set is a proof of concept and any future development would be 5+ years down the line.

- Mr. McKinley asked if the landscaped amenity space is for the public. Mr. Seager said it's for the residents in the mill, not the public. Mr. McKinley asked how would they control access to the site. Mr. Seager shared that there's no fencing planned at this time so it would either require on-site staff to police the area or future fencing installation.
- Mr. McKinley and Ms. Driscoll requested the Landscape Architect present at the next meeting.
- Ms. Brummund shared her family's history in relation to the Thread Mill and her gratefulness that this project is before the Board. She asked whether the marina building along River Road is part of the project and whether first floor residents would be looking directly at it from their windows. Mr. Kepple stated that the property could be used for marine uses, industrial, etc. and the applicant is looking to have discussions with the owner on either purchase or working on their site development.
- Mr. Perkins mentioned that the property lines were not best drawn. Mr. Kepple said they can provide updated drawings with at the next meeting.
- Ms. Brummund asked whether the new development is built to hurricane codes. Mr. McKinley said it's not under their purview.
- Mr. Perkins asked if the condensers on the roof would be seen from the road and if they should be screened. Mr. Seager and Mr. Cozzens stated that the historic preservation team wouldn't allow a parapet or screening unless it was originally there. Mr. Seager said they will include a sightline study in the final application for review by the Board. Ultimately, SHPO, DOI, and NPS would have purview over the design, however.
- Ms. Brummund asked if the applicant intends to integrate the design with the surrounding neighborhood. Mr. McKinley and Ms. Driscoll mentioned including a sidewalk element would help connect to adjacent sites, including Thread Mill #1. Mr. Perkins reminded the group that the Town is actively promoting more pedestrian infrastructure as well. Mr. Kepple said although these elements are not currently included, they could be considered in the final design.
- Ms. Driscoll asked about garages in the basement. Mr. Cozzens stated there could be ~40 parking spaces in the garage and the residences start on the first floor.
- Mr. Perkins asked about emergency generator location. Mr. Seager said it's undecided but it will be answered at a later date with a more finalized design.
- Mr. McKinley ended the discussion by providing an overview of elements to be included for the final plan and further ADRB review:
 - Landscape Architect present at next meeting
 - Full sized plan sets and landscape plans for review
 - Enclosure schedule
 - Roofing plan and layout
 - Updated landscape plan to include sidewalks and public realm improvements
 - Sightline plan and viewshed sketches
 - Retaining wall finishes
 - Location of bike racks on site plan

No motion was made on the application at this time.

Mr. Perkins motioned to adjourn the meeting; seconded by Mr. McKinley. The motion was approved 4/0/0. The meeting was adjourned at 7:58pm.

Respectfully Submitted By:

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Clifton J. Iler, AICP
Town Planner