

ARCHITECTURAL DESIGN REVIEW BOARD

MEETING MINUTES

September 11, 2023

The Architectural Design Review Board held a Regular Meeting on Monday, September 11, 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, Christopher Delaney, and Alternate Elizabeth Brummund. Also present was Town Planner, Clifton Iler. Member Mark Comeau was absent.

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

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 thanked the Board for entertaining a second meeting on the project. Mr. Kepple introduced the project team and described the Zone Change amendment process and that what was in front of the Board was a concept idea, not a final site plan, as required by the Zoning Regulations. This application set was amended from the previous meeting to include description of engineered site plan and landscaped renderings for a potential Phase Two.

Architect John Seager described the various aspects of the project. The existing conditions were updated to include images of the commercial building on site and briefly discussed potential future uses that could be housed within.

Mr. Seager introduced the first-floor entry space and layout. Mr. Perkins asked whether there was an interior connection to the commercial building. Mr. Seager stated there is no planned connection between the residential and commercial structures.

Mr. Seager stated the exterior elevations are to include two garage parking doors will be added on the ground floor for ingress/egress to the underground parking level. He then highlighted the commercial building location on the elevations, and the replacement of existing garage doors for historic credits.

Mr. McKinley asked whether the adjacent warehouse along River Road would receive updated site improvements. Jonathan Cozzens from Lee Properties, LLC explained that the owner is intending to use that structure as interior boat storage and that no improvements are planned as part of this project.

Mr. Delaney asked about the style of garage doors on the commercial building. Mr. Seager explained that the existing garage doors will be replaced with a similar metal style door unless the future end user preferred a glass or different type of material.

Mr. Seager introduced sightlines to the roof area following the Board's request at the previous meeting and showed that none of the roof infrastructure will be seen from surrounding roads or parking lots. Ms. Brummund asked whether the tower would provide resident access. Mr. Seager stated the roof is only for mechanical access but there is a roof deck on the third level for resident access.

Mr. Perkins asked whether the windows would be operable and how the applicant would clean them. Mr. Cozzens explained that windows can open from inside to get air and that a private window washer would be required for exterior washing. Those connections will be added to the roof detail.

Mr. Perkins suggested the applicant include acoustical screening around the air conditioning units on the roof.

Mr. Seager introduced existing survey plan and proposed site layout plan. Introduced Chris Macfarlane, landscape architect, who gave overview of proposed landscaped area. The project includes expanded grass islands in parking area, an amenity area to include retaining wall to separate space, and the southern pathway down the hill will serve as a resident park. Additional buffer landscaping around commercial building will be introduced.

Mr. Macfarlane addressed previous questions about a sidewalk along Pawcatuck Avenue. He stated the sidewalk does not make sense for this project given there is no existing sidewalk to connect to. The landscape plan does reflect a pulled back landscaping element to support future development opportunities, if decided by the Town. Mr. Perkins stated the Town's goal to promote pedestrianism and a sidewalk should be considered. Mr. Macfarlane and Mr. McKinley reiterated the proposed edge condition with a grass meadow would be sufficient in the short-term. Ms. Driscoll stated the Pawcatuck Avenue sidewalk would not be as useful as a sidewalk along River Road.

Mr. Macfarlane addressed previous questions about the amenity area and public access. Mr. Perkins and Ms. Brummund voiced concern for security in these areas. Mr. Macfarlane also highlighted lighting elements and that a photometric plan will be included with the final site plan.

Mr. Perkins asked about the parking count and whether it was inclusive of the proposed Phase Two. Mr. Macfarlane confirmed that the proposed parking is for both projects, as well as the stormwater.

Mr. Perkins and Ms. Driscoll asked about the amenity area again. Mr. Macfarlane stated the grading for the amenity area is multi-leveled and will be refined for the final site plan. He also shared concept renderings for the proposed waterwall.

Mr. Delaney motioned to approve the project with the below condition; seconded by Mr. McKinley; voted 4/0/0 (Ms. Brummund was not seated):

Condition: The final site plan will include a maintained and walkable surface along Pawcatuck Avenue to support future development.

Stonington Zoning Regulations Rewrite – Phase One – Mr. Iler updated the Board that the public hearing for Phase One would be on Tuesday, September 19, 2023.

Mr. Iler reminded the Board to vote on the minutes from June 12, 2023. Mr. Perkins made the motion to approve as written; seconded by Ms. Driscoll; voted 4/0/0.

Mr. McKinley made the motion to adjourn; seconded by Mr. Perkins; voted 4/0/0. The meeting was adjourned at 7:30pm.

Respectfully Submitted By:

X 

Clifton J. Iler, AICP
Town Planner