

ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
January 9, 2023

The Architectural Design Review Board held a hybrid meeting on Monday, January 9, 2023 at 6:00PM at the Stonington Board of Education Administration Building, 40 Field St, Pawcatuck with remote participation via WebEx. Attending in person were Chairman Michael McKinley and members, Christopher Delaney, Breck Perkins, Christopher Thorp and Alternate, Elizabeth Brummund. Attending virtually were members Mark Comeau and Leslie Driscoll. Also present was Town Planner, Keith A. Brynes.

The meeting was called to order at 6:02PM. Ms. Brummund was seated.

ADRB 22-12 Review of Approved Planning and Zoning Commission Application PZ2231SUP – Special Permit application for modifications to approved application PZ2017SUP. Current application includes construction of a 5 story 70 unit age-restricted apartment building (reduced from 82 units) with 90% of the units leased as Affordable Housing pursuant to CGS 8-30g. Proposal includes associated parking, stormwater management, utilities and landscaping. Properties located at 27 West Broad St. & 15 Coggswell St., Pawcatuck. Assessors Map 1, Block 4, Lots 18 & 19. Zone PV-5. Applicant – Winn Development Company LP. Owner – Frank DeCiantis Trustee & Frank DeCiantis. *Review of modifications based on ADRB's 11/14/22 comments.*

Matt Robyna of Winn Development and architect Paul Humphreys virtually presented modifications to the building design. This Special Permit application was approved by the Planning and Zoning Commission on 12/20/22. Current design changes are intended to address the Board's concerns during their 11/14/22 review which were to revise the appearance of the western elevation to resemble the eastern elevation, and establish more character at the front entry. Members stated that the changes are an improvement but they hoped for more of a massing or design change on the western side. There is little uniformity between the 2 sides. Mr. Humphreys stated that the roofline cannot be similar to the east side of the building due to the need to maintain floor area and accommodate solar panels and mechanicals on the roof. Mr. Perkins stated that shed dormers would not reduce much floor space. The idea of adding the gabled bays on the east side to the west side will be explored. Due to site constraints the building footprint cannot be expanded. Ms. Driscoll noted the rear patios may need a fall protection fence and do not accommodate removal of leaves or snow.

Mr. Humphreys presented a new enlarged rendering showing the front entrance. A bench and landscaping were added. Various exterior materials were explored. Mr. Perkins recommended a port cochere or similar entrance feature. The applicants will investigate further expanding the canopy for more coverage and a more decorative guard rail for the ramp. A wall sign will also be added near the storefront windows. Consensus of the Board was that their 11/14/22 recommendations have not been met. Mr. Robayna stated that they will pursue the Board's recommendations and will return at a later date. No vote was taken.

ADRB 22-11 Review of Planning and Zoning Commission Application PZ2229SPA & GPP – Site Plan and Groundwater Protection Permit applications for construction of a 4,500SF retail convenience store with drive-thru window, a 5,625SF retail building with associated parking and site improvements. Property located at 376, 380 & 384 Liberty St., Pawcatuck. Assessor's Map 18, Block 5, Lots 1-4. Zone CS-5. Applicant / Owner – Amara-UZ, LLC.

Architect Peter Springsteel presented the building elevations which feature simple modern designs with extensive storefronts. Exterior materials are light gray synthetic stucco (dryvit) with a stone base. Landscape Architect Thomas Graceffa described the landscaping plan. Extensive existing vegetation at the rear of the site will remain. Screening will be added to buffer the residential properties to the south. The parking lot layout

has been modified to better accommodate emergency vehicles; this change has also added additional greenspace. Columnar red maples and a deciduous hedge are featured along Liberty Street and an arborvitae hedge will be planted along the northern property line. Mr. Thorp stated that the plan makes good use of native plantings but that the tree palette could be simplified. Honey locusts are recommended over the columnar maples and white pines often fail when they mature. Project engineer Susan Marquardt stated that the retaining walls behind the buildings will not be very tall. Plantings can be added over the wall for safety.

Mr. Springsteel stated that he did not design the buildings; they are here to get feedback on the design from the Board. Mr. Delaney recommended a more natural / native stone or brick base. Mr. McKinley stated that the minimal buildings have some relationship to 1930's – 1940's early auto period design which can be enhanced. Mr. Perkins recommended a parapet and additional height over the convenience store entrance. Mr. McKinley suggested wrapping design features and windows around to the building sides, especially the southern side of the convenience store. Ms. Driscoll recommended introducing Bauhaus or modern design elements. Mr. Delaney stated that a goal of the Board is to enhance the appearance of this part of Liberty Street.

Mr. Thorp motioned to not recommend approval until the Board's comments are addressed; seconded by Mr. McKinley. The motion was unanimously approved.

Comments:

1. Redesign using mid-century architecture in Stonington as a reference.
2. Consider brick, natural or painted, in place of field stone.
3. More architectural design is needed on the ends of the buildings via wrapping masonry at the corners and adding windows.
4. Simplify and add coherence to the landscape palette.
5. Raised parapets are recommended.
6. Add roof projections at entryways of the multi-tenant retail building.

Ms. Driscoll departed the meeting.

ADRB 22-15 Review of proposed reconstruction of marina hotel building. Property located at 830 Stonington Rd., Stonington. Assessor's Map 57, Block 2, Lot 11. Zone MC-80. Applicant John B. Torello, AIA / Owner – Lockwood Coveside Marina, LLC.

Architect John Torello presented the application to rebuild a recently demolished hotel building at Coveside Marina. 2nd floor area is expanded over the original which is permitted by a previous variance. The design is more similar to an inn than a typical motel. Mr. McKinley recommended that the building design should relate to the historic house on the property to the east. Consensus of the Board was that plans did not have enough information for review and that the requirement for a landscape architect's plan would not be waived. Owner Thomas Lockwood, attending virtually, stressed that the building is being reconstructed with the same design, over the same footprint, and is one small part of a 10 acre property. The area in front of the building is all ledge and additional landscaping is not possible. Mr. Perkins stated that the entire property was recently cleared. Mr. Thorp stated that the Board needs to understand what is in and out of the project scope. Plant material should be included and existing conditions should be documented. Mr. Delaney recommended submitting photos of the old building for comparison. No vote was taken.

Mr. Thorp motioned to adjourn the meeting; seconded by Mr. McKinley. The motion was unanimously approved. The meeting adjourned at 8:45PM.

Respectfully submitted,



Keith A. Brynes, Town Planner