

**ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
February 10, 2020**

The Architectural Design Review Board held a meeting on Monday, February 10, 2020 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT. Attending were members, Michael McKinley, Christopher Thorp, Christopher Delaney, Leslie Driscoll, George Wingblade and alternate, Elizabeth Brummund. Members, Susan Cullen and Mark Comeau were absent. Also present was Town Planner, Keith A. Brynes. Chairman, McKinley called the meeting to order at 6:02PM. Ms. Brummund was seated.

ADRB 20-01. Review of Master Plan Amendment and Site Plan Application **#PZ2003ZC, SPA & CAM** for demolition of existing 21,600SF restaurant building and reconstruction of a 24,340SF restaurant / hotel building. Property located at 105 Greenmanville Ave., Mystic. Assessors Map 173, Block 1, Lot 1. Zone MHD. Applicant / Owner – Mystic Seaport Museum.

Landscape Architect, Chad Frost, presented an overview of the proposal which includes demolition of the existing Latitude 41 restaurant and reconstruction of a new 24,340SF, 3 story building with a smaller restaurant and 27 hotel rooms. Two smaller buildings will be located along the road frontage to continue the existing streetscape. Restaurant seating capacity will be reduced by approximately 200. Additional coastal access will be provided to the general public. The site plan is coordinated with the Mystic River Boathouse Park proposal, enhancing connectivity and public access. Site access will be provided through an existing easement over the Town's parcel and a row of parking spaces will be shared between the 2 sites. Impervious area will be reduced over the current condition. Stormwater will be directed to an underground detention area. An outdoor terrace with seating and a pool are proposed for the rear of the building. The building is in the flood hazard area and will be constructed to FEMA standards. The existing building was constructed in the 1960's and is not considered historic. Proposed signage and landscaping were reviewed.

Mr. Thorp asked why the main entrance is not at the traffic light. Mr. Frost stated that curb cut at the light has been the service entrance. A traffic study has been completed and placing the hotel's entrance at the traffic light would overestimate its importance to the general public – many tourists would enter at the traffic light mistaking it for the main Seaport entrance. The goal is to send most vehicular traffic to the Seaport's north parking lot on the east side of Rt. 27. CTDOT is investigating improvements to this intersection including enhancements to pedestrian safety.

Architect, Bruce Beinfield, presented the building plans. The design was modelled after historic New England coastal hotels and other Seaport buildings. A large veranda and weathered cedar exterior reflect these influences. Mechanicals will be located in a recessed roof area and not visible. Roof will be a metal standing seam with minimal reflectivity. Views to the river will be enhanced with the placement of the new building. 3D renderings from various vantage points were presented. A cloth overhang attached to poles will be reminiscent of sail masts near the front entrance. Mr. Thorp stated that the design of the front buildings reflects a beach cottage rather than the historic structures that comprise the Seaport. Mr. Beinfield stated that the design could be modified while keeping the same footprint.

Mr. Thorp motioned to approve the application with 3 stipulations; seconded by Mr. Delaney. The motion was unanimously approved.

Stipulations:

1. The Board's understanding that the laneway entrance is a work in progress as changes are made.

2. The applicant will redesign the cottage and utility structure to better relate to the hotel's utilitarian style and other nearby historic structures.
3. The Board offers its strong support and appreciation of what has been done.

Review of Meeting Minutes:

Ms. Brummund motioned to approve the minutes of the 12/9/19 meeting; seconded by Ms. Driscoll. The motion was unanimously approved.

Mr. Thorp motioned to adjourn the meeting; seconded by Mr. McKinley. Motion was unanimously approved. The meeting was adjourned at 7:35PM.

Respectfully submitted,



Keith A. Brynes, Town Planner