

**ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
February 13, 2023**

The Architectural Design Review Board held a Regular Meeting on Monday, February 13, 2023 at 6:00PM at the Stonington Board of Education Administration Building, 40 Field St, Pawcatuck. Attending were Chairman Michael McKinley and members, Leslie Driscoll, Christopher Thorp and Alternate Elizabeth Brummund. Also present was Town Planner, Keith A. Brynes. Members Mark Comeau, Christopher Delaney and Breck Perkins were absent.

The meeting was called to order at 6:03PM. Ms. Brummund was seated.

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 – Amera-UZ, LLC.

This discussion was continued from the 1/9/23 meeting. Project engineer Susan Marquardt described changes to the site plans which include modifying the fence over the rear retaining wall from chain link to wood stockade. Landscape Architect Tom Graceffa presented modifications to the landscape plans per the Board's recommendations. Columnar trees along the street are eliminated in favor of shade trees. The western buffer is also enhanced. Mr. Thorp stated the changes have addressed the Board's comments and are an improvement.

Architect Peter Springsteel presented the building elevations which were revised to incorporate a 1940's – 1950's roadside architecture theme. Primary exterior material is a muted yellow thin brick with gray mortar joints. A stepped parapet is featured on both buildings. Storefront windows are wrapped around the building sides. Details of the drive-thru are not included since there is no specific tenant at this time. Ms. Brummund praised the modifications. Mr. Thorp stated that the redesign brings integrity to what were generic buildings. Mr. McKinley recommended bringing out the canopies further. The gray color in the parapet could be brought down into the building somewhere.

Mr. Thorp motioned to approve the application as submitted; seconded by Mr. McKinley. The motion was approved 4-0.

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.

This discussion was continued from the 1/9/23 meeting. Architect John Torello explained the application to rebuild this marina hotel. Due to its poor condition, the owner and Building Official decided that rebuilding was preferable to repairing the former structure. A previous zoning variance limits the footprint and volume of the building to the existing proportions. The building looked and functioned more like a lodge than a hotel. No site changes are proposed. Patrons will park on the ledge in front of the building. The site slopes down to the rear. White trim has been added to the façade for less of a bland appearance. The building is not located in the FEMA V-Zone. If site changes are eventually proposed, the owner will return to the Board. Landscape Architect Lawrence Appleton introduced his plan which shows existing site features. A goal is to maintain coastal views. The Board discussed whether submitted plans were adequate. Mr. Thorp stated that it is hard

to analyze the building without details on the context. Mr. Torello stated that exterior material will be cedar shake for a rustic quality; exact type is undecided due to current shortages. Mr. McKinley stated that high quality synthetic cedar shakes are an option. Ms. Brummund recommended that the white panels under the windows could be eliminated. Mr. Thorp stated that the white trim does a disservice to the building. The design should be kept simple and blend in.

Mr. McKinley motioned to approve the application with conditions; seconded by Mr. Thorp. The motion was approved 4-0.

Conditions:

1. Simplify exterior trim elements as much as possible creating a simpler volume.
2. Make sure rendering agrees entirely with building elevations.
3. Eliminate foundation in rendering.
4. Add windows to the ends of the building.
5. Proposed new deck is not part of this approval.
6. Applicant needs to determine the full scope of site work that will be required by all departments to then present to the Board. Any design work will be presented in drawing form.

ADRB 23-01 Review of new proposed construction of new 4 story, 80 room hotel with associated parking and site improvements. Property located at 321 Liberty St., Assessor's Map 17, Block 3, Lot 4. Zone HI-60. Applicant – Cherenzia & Associates, LTD. Property Owner – Mystic Sahajanand, LLC.

Engineer Sergio Cherenzia introduced the application. The Board preliminarily discussed this project at its July 2022 meeting. Plans have received Inland Wetlands Commission approval. A Special Permit application will be required from the Planning and Zoning Commission. The Extended Stay Premier hotel will be sited near the road at the high point of the lot, partially to accommodate a challenging sewer connection. A significant amount of retaining walls will be necessary to manage slopes. The existing drainage basin, constructed for Tractor Supply, was designed to accommodate future development of this site. The basin is overgrown and will need to be cleared and maintained. Architect Jyke Jones presented the building plans. To address the Board's previous comments, a stone façade has been added to the west, street-facing façade and windows have been added. The majority of the exterior will be EIFS. Mr. Thorp stated that the renderings should reflect site grading. Ms. Driscoll encouraged the use of stone elsewhere; the north façade facing the driveway is especially important. Landscape Architect Tim Gerrish presented the landscape plans. European Purple Beech trees will frame the building façade near the street. Plantings were modified adjacent to wetlands per the Inland Wetland Commission's comments. Directly on the south side of the hotel will be a steep slope planted with creeping juniper. A significant buffer will be planted along the south property line. Mr. Cherenzia stated that the signage depicted may need to be reduced due to zoning restrictions.

Ms. Driscoll motioned to approve the application with conditions; seconded by Mr. Thorp. The motion was approved 4-0.

Conditions:

1. Add more stacked stone to the façade.
2. Alternatives to the European Beech, such as American Linden, are recommended.
3. Alternatives to the Zelkova, such as Hybrid Elm, are recommended.
4. Add winterberry holly to the wetland area.
5. Reconsider creeping juniper on the slope which may get too much shade.

Meeting Minutes:

Mr. Thorp motioned to approve the draft 12/12/22 minutes; seconded by Ms. Brummund. The motion was approved 4-0.

Mr. Thorp motioned to approve the draft 1/9/23 minutes as corrected; seconded by Mr. McKinley. The motion was approved 4-0.

The meeting adjourned at 9:12PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CJ Iler', is written over a horizontal line.

pp Clifton J. Iler, AICP, Town Planner 9/19/23

Keith A. Brynes, Town Planner