

## ARCHITECTURAL DESIGN REVIEW BOARD

### MEETING MINUTES

June 12, 2023

The Architectural Design Review Board held a Regular Meeting on Monday, June 12, 2023 at 6:00PM at the Stonington Board of Education Administration Building, 40 Field St, Pawcatuck. Attending were Chairman Michael McKinley and members, Christopher Delaney, Breck Perkins and Alternate Elizabeth Brummund. Also present was Town Planner, Clifton Iler. Members Mark Comeau, Leslie Driscoll, and Christopher Thorp were absent.

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

**ADRB 23-02** – Request for review of change to previously approved façade renovations of multi-tenant/mixed use building. It has been a recent realization that the cost to include new stone veneer stone is not economical to the project and it must be removed from the design so that the project may feasibly move forward. Property located at 12 Coogan Blvd., Mystic. Assessor's Map 164, Block 4, Lot 1. Zone TC-80. Applicant – Chris Milliard, Phase Zero Design, Inc. Property Owner – RoxRiv Realty Associates, LLC

Mr. Milliard outlined the overall project and the updates made since the previous approval at the April 13, 2023 meeting. The following questions and comments were made by the members:

- Mr. Perkins asked for clarification on the façade updates and why the design was changed from the previous approval. Mr. Milliard explained that the high cost of materials, specifically the stone veneer, was the reason for the change and that the new materials would provide cost savings to the developer.
- Mr. McKinley asked about the PVC base and how much damage it could withstand. Mr. Milliard said the PVC base is very durable and standard for new retail buildings. The proposed PVC base is also already present outside the front entrance to the Peking Tokyo restaurant.
- Mr. McKinley and Mr. Perkins questioned the concrete epoxy finish replacing the stone veneer on the west elevation as a significant deviation. Mr. McKinley stated although it's different, there was no precedent for a stone façade in the area. Ms. Brummund suggested a darker color to blend with the rest of the façade.
- Mr. Delaney commended the project and stated that the overall improvement to the site outweighs the minor changes between the previous submittal and this one.

Motion by Mr. Delaney to approve the application; seconded by Ms. Brummund. The motion was approved 3/0/1.

**ADRB 23-05** – Review of proposed development of a parcel for construction of a one-story 8,220 SF commercial office building with accessory indoor storage. Property located at 8 Alice Court, Pawcatuck. Assessor's Map 18, Block 2, Lot 5E. Zone HI-60. Applicant/Property Owner – PRC Holdings, LLC, c/o Robert Holland. Architect – Pat Munger Construction

Mr. Holland outlined the overall project and Mr. McKay presented the updated architectural design details. The following questions and comments were made by the members:

- Mr. McKinley requested Mr. McKay read the previous stipulations made by the Board when this project was last before the Board. Mr. McKay read the stipulations and the applicant's responses that were included in the updated application.
- Mr. Perkins asked why the mullions and partitions intersect with the exterior windows and why an updated plan did not address this issue. Mr. Holland responded that he misinterpreted the purpose of the questions/stipulations from the Board and he sought to provide reasoning and context, not design updates.
- Mr. Delaney asked about the quality of the window tint and whether someone from outside could see the structural members through the windows. Mr. Holland stated that the intent of the tint is for one-way viewing but does not know the full tint detail. Mr. Holland also mentioned that, if necessary, they could install drywall on the interior to hide the partitions.
- Mr. Perkins asked if the flat roof needed a guardrail. Mr. Holland said no and there was no plan to have any roof access at this site.
- Ms. Brummund commended the application for its architectural quality and its improvement in comparison to neighboring properties.

Mr. McKay presented the updated landscaping plan. The following questions and comments were made by the members:

- The members commended the variety of plantings and the overall landscape plan.
- Mr. Perkins asked for the grading difference across the site. Mr. McKay stated there was a roughly 3-foot grade change across the building.
- Mr. McKinley suggested adding a sidewalk to the front of the building so workers did not have to walk in the parking lot. Mr. McKay responded that the site is constrained due to it being a legal nonconformity and that adding a sidewalk could negatively impact the landscaping plan.
- Ms. Brummund asked for clarification on the signage. Mr. Holland stated there would only be one sign on the structure and no additional standing signs on site.

Motion by Mr. Perkins to approve with the below condition; seconded by Mr. McKinley. The motion was approved 4/0/0.

Condition: Updated floor plan drawings shall be submitted to the Town detailing updates to the windows and partitions.

**Comprehensive Zoning Regulation Rewrite** – An updated on the Comprehensive Zoning Regulation Rewrite process from the Town Planner.

Mr. Iler made a brief presentation on the Zoning Regulation rewrite process and shared an anticipated public hearing date for Phase One to be conducted in September 2023. The following questions and comments were made by the members:

- Mr. Delaney and Mr. Perkins shared the need for the ADRB to have design review opportunity over large-scale residential projects and subdivisions. Both cited previous projects that were approved but do not meet the Town's design regulations.
- Mr. McKinley suggested that all projects should have a checklist for submittal items and deemed complete by Town staff before coming before the Board.
- Mr. McKinley suggested that, although unrelated, ADRB meetings should be relocated to a facility or room better suited for its needs, including the need for additional technologic capacity since the projects are visual in nature.

Mr. McKinley motioned to table the approval of the April 13, 2023 Meeting Minutes until the next Regular Meeting; seconded by Ms. Brummund. The motion was approved 4/0/0.

Ms. Brummond motioned to adjourn the meeting; seconded by Mr. McKinley. The motion was approved 4/0/0. The meeting was adjourned at 7:27PM.

Respectfully Submitted By:

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

Clifton J. Iler, AICP  
Town Planner