

**ARCHITECTURAL DESIGN REVIEW BOARD  
VIRTUAL MEETING MINUTES  
October 19, 2020**

The Architectural Design Review Board held a virtual meeting via WebEx on Monday, October 19, 2020 at 6:00PM. Attending were members, Michael McKinley, Mark Comeau, Christopher Delaney (arrived 6:13PM), Leslie Driscoll (arrived 6:16PM), Breck Perkins (arrived 6:28PM), Christopher Thorp and Alternate, Elizabeth Brummund. Also present was Town Planner, Keith A. Brynes.

Chairman McKinley called the meeting to order at 6:05PM. A quorum of members was not present for the first agenda item so the order was reversed. Ms. Brummund was seated.

**ADRB 20-06** Review of Approved Planning and Zoning Commission Application #PZ2017SUP - Special Use Permit application for the development of an 82-unit residential apartment building with 70% of the units leased as affordable housing pursuant to CGS 8-30g. Proposal includes parking, stormwater management, utilities, and associated landscaping. Properties located at 27 West Broad St. & 15 Cogswell St., Pawcatuck. Assessors Map 1, Block 4, Lots 18 & 19. Zone PV-5. Applicant: Winn Development Company LP. Owner: Frank DeCiantis, Trustee & Frank DeCiantis.

Attorney William Sweeney provided an overview to the Board. This application was reviewed by the Board in September and the Board offered several recommendations to enhance the building design. The application was since approved by the Planning and Zoning Commission with a stipulation that the applicants return to the Board to address outstanding design issues. Project architect, Jay Szymanski, reviewed the Board's previous comments and presented revised building plans and renderings. The ground floor material and elevator column are now brick rather than metal paneling. Wire screens holding plant material will also be added to the ground floor façade. The facades of the first residential floor have been lowered to reduce the exterior height of the ground floor. Rooflines have been lowered slightly in some areas. The cornices have been enhanced in some areas and a subtle angle has been added on the front corner next to the river. Small details have been added to the lower sections of some windows.

Mr. Thorp thanked the applicants for the changes and stated that the brick is successful. Ms. Brummund praised the brick as adding authenticity and a mill-like feature.

Mr. Thorp motioned to approved the amended application as presented tonight; seconded by Mr. Comeau. The motion was approved 6-0-1.

McKinley – approve. Thorp – approve. Comeau – approve. Delaney – approve. Perkins – approve. Brummund – approve. Driscoll – Abstain.

**ADRB20-05** Review of Planning and Zoning Commission application PZ2018SUP & CAM - Special Use Permit and Coastal Area Management Review applications for the redevelopment (change of use) from Automotive Service/Gas Station to small Hotel (previously to Restaurant). Proposal includes demolition of existing structure, parking, stormwater management, utilities, and associated landscaping. Property located at 32 Broadway Ave., Mystic. Assessors Map 174, Block 19, Lot 1. Zone LS-5. Owner/Applicant: G Development, LLC.

Discussion was continued from the 9/14/20 meeting. Mr. Comeau recused himself from this application. The Board previously established that as the project architect, Mr. Comeau could answer questions on the design. Project Engineer, Sergio Cherenzia, provided an overview of the revised plans. The proposed use has been changed from a 100+ seat restaurant to a 5 room hotel with a resident caretaker unit. This use demands much less parking. The basic site layout and building design are the same as the previous plans. Parking will be

provided under the building which is elevated to meet flood hazard requirements. Landscaping plans were presented by landscape architect, Elena Pascarella. The design included trees along the streetscape and landscaping in the proposed stormwater management areas. A planted fence/wall is still proposed along the western property line. The plant material will be English Ivy. Mr. Thorp was concerned that the plantings west of the proposed building will get little sunlight and will outgrow the narrow space. The landscaping palate could be minimized with fewer species. Ms. Pascarella stated that they were trying to avoid the look of a blank corridor behind the building but they will look at this issue.

Mr. McKinley stated that there have been several negative social media comments on the building design. Members discussed their role in the development process. The Board does not act as a Historic District Commission that mandates a certain style. Their role is to offer recommendations to enhance the integrity of whatever style the property owner is using within the context of the area. A contemporary, or other style building, can be successful in this location. Mr. Perkins felt this project will be an improvement to the area. Mr. Delaney stated that the rendering online does not tell the entire picture. Elevation of the building makes it flood compliant. The focus is on the immediate context in which there is a variety of building styles.

Ms. Brummund stated that ground floor is still not very welcoming. Mr. Comeau replied that they will utilize interesting ground floor lighting. The building's massing looks large in the rendering. However, the lot's small size makes this a small building. Mr. Thorp stated that it would help to see the plantings in the 3D rendering. His previous questions have been answered and the site does not call for a Victorian looking structure. The plant palate should be simplified.

Ms. Driscoll motioned to approve the application; seconded by Mr. Thorp. The motion was approved 6-0. McKinley – approve. Thorp – approve. Delaney – approve. Driscoll – approve. Perkins – approve. Brummund – approve.

**Review of Meeting Minutes:**

Ms. Brummund motioned to approve the 9/19/20 meeting minutes; seconded by Mr. McKinley. The motion was approved 6-0-1 with Mr. Thorp abstained.

Ms. Driscoll motioned to adjourn the meeting; seconded by Mr. Delaney. The motion was unanimously approved. The meeting was adjourned at 7:15PM.

Respectfully submitted,



Keith A. Brynes, Town Planner