

**ARCHITECTURAL DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
January 13, 2016**

The Architectural Design Review Board held a special meeting on January 13, 2016 at 6:00 pm at Stonington Town Hall, 152 Elm Street, Stonington, CT. Attending were members, Mollie Burton, Chuck Canavan (Chairman), Mark Comeau, Susan Cullen and Christopher Thorp. Members Bob Birmingham and Michael McKinley were absent. Also present was Town Planner, Keith A. Brynes

Chairman Canavan called the meeting to order at 6:02pm.

**Review of application #ADRB 15-03** – Review of 12,500+ sq. ft. addition to structure and the creation of additional parking to the rear of the building. Property located at 1 Harry Austin Drive, Mystic. Assessors Map 160, Block 6, Lots 11 & 14. Zone RC-120. Property Owner and Applicant – Ocean Community YMCA.

The applicants were represented by Douglas Annino, Architect, Ted Ladwig, Attorney, and Maureen Fitzgerald, YMCA President.

Mr. Annino presented revised first floor, south elevation, site and landscaping plans in response to the ADRB comments received on November 2015. Changes included revised landscaping to down-play the front entrance, windows added to south side natatorium wall, submitted cut sheets of proposed exterior lighting fixture, corrections to interior plan as well as added interior windows to bring in more light. Mr. Annino noted that they cannot increase the size of the signage as had been suggested. Additional details were requested of the rain garden. Mr. Comeau noted that the addition of bollards or monuments would help mark the entrance and also suggested the applicant submit a request for larger signage based on safety concerns.

Ms. Burton moved that the revised plans be approved as submitted, seconded by Ms. Cullen, approved by all.

**Preliminary review of proposed self-storage facility** - Preliminary review of proposed self-storage (warehouse) facility at 30 Extrusion Drive, Pawcatuck. Assessor's Map 36, Block 4, Lot 2E. Zone M-1. Property Owner and Applicant – Cart Realty, LLC.

The applicants were represented by Sergio Cherenzia, Engineer and Kevin Patmon.

Mr. Cherenzia presented a plan for a self-storage building along with images of a structure similar to the one proposed. The images were to represent the style of the proposed building on Extrusion Drive. Comments from the board included recommendations to simplify the architectural details including the elimination of the two story windows and retail looking doors. It was recommended that the building play-up the industrial look with lighting fixtures and doors of traditional factory buildings. The planned new boat shed on Mechanic Street was noted as an example. Mr. Cherenzia discussed the storm water management scheme and noted that the water was moved to the edges of the parking area and held in detention rain gardens. Tree species on the proposed planting plan included Tupelo, maple, oak, ginkgo and locust. It was suggested that the native woodland trees be used and avoid the street trees (Ginkgo and locust) to better blend in with the adjacent properties. No action was taken by the Board.

Review of Planning and Zoning Commission's draft Zoning Regulation Amendment to revise requirements for 3D models or computerized graphic equivalent for Special Use Permit applications (Section 6.1.2.6.1).

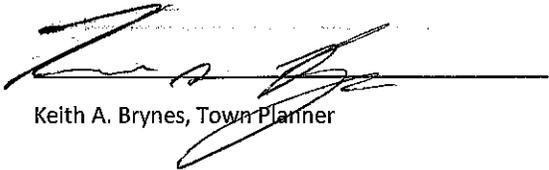
Mr. Comeau suggested the addition of language to encourage the use of 3D presentation materials to convey design intent but cautioned that the cost of requiring it could be prohibitive for some applicants.

Review of Meeting 18 November 2015 Minutes – no comments, Mr. Thorp moved to approve, Ms. Cullen seconded, all in favor

Discussion of proposed 2016 Regular Meeting Schedule. In general, Wednesdays are bad for most members, Mondays are better, 4<sup>th</sup> Monday of months is proposed.

Ms. Burton moved for Adjournment, seconded by Ms. Cullen.

Respectfully submitted,



Keith A. Brynes, Town Planner