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CYNTHIA LADWIG
TOWN CLERK

ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
February 22, 2016

The Architectural Design Review Board held a special meeting on February 22, 2016 at 6:00pm at Stonington Town Hall, 152 Elm Street, Stonington, CT. Attending were members Bob Birmingham, Mollie Burton, Chuck Canavan (Chairman) and Michael McKinley. Members Mark Comeau, Susan Cullen and Christopher Thorp were absent. Also present was Town Planner, Keith A. Brynes.

Chairman Canavan called the meeting to order at 6:05pm.

ADRB 16-01 – Review of Special Use Permit application #PZ1604SUP seeking a permit for construction of an 18,200SF mini-warehouse storage facility with associated parking, landscaping & drainage. Property located at 30 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lot 2E, Zones M-1 & RR-80. Applicant – Carl Bardy, Jr. Owner – Cart Realty, LLC.

The applicants were represented by C.J. Bardy and Kevin Patmon of Cart Realty, engineer, Sergio Cherenzia of Cherenzia Engineering, architect, Robert Ornstein of Arris Architecture and landscape architect, Hali Beckman.

Mr. Cherenzia presented the application and summarized the Board's preliminary discussion at its last meeting. Per the Board's request, the building was designed to have a more industrial appearance to compliment its surroundings. The site was previously approved by the Planning and Zoning Commission for a 35,000sf manufacturing building. The current proposal will have much less of an impact in all areas. A detached sign is proposed along Extrusion Drive which will not interfere with sightlines. A photo of a sample sign was handed out.

Ms. Beckman presented the landscape plan. Wetland areas will remain undisturbed. Native shrubs are planned for the front of the building which will separate mowed grass from native grasses. The Board discussed grouping the rear shade trees together in a more natural looking manner. The fence along Extrusion Drive will be an aluminum ornamental fence. Fencing along the sides and rear will be black slatted chain link.

Mr. Ornstein presented the building plans. Main exterior material is metal siding with split face CMU (concrete masonry units) along the lower section. The main design feature is a 3 story glass section near the entrance at the most visible northeast corner that will display the interior of the building. The internal corridors also end in windows. The building does not have much of a need for natural light. Roof will be standing seam metal roof. Metal siding will likely be grey with the CMU a darker charcoal. A rendering of proposed wall sign placement will likely be modified to have all wall signage on the more visible northern side.

Mr. McKinley praised the design which could set a positive standard for any future industrial development on this street. Mr. McKinley recommended considering redesign of the northern loading door to compliment the building entrance.

Ms. Burton motioned to recommend the application with the following conditions:

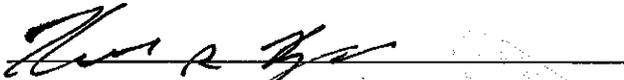
1. The Board will be forwarded color samples for exterior materials and a picture of the ornamental fence.
2. Wall signs are combined into one sign on the north side.
3. The applicant shall consider redesigning geometric elements, particularly the doors and windows, with respect to the three story geometry established at the corner.

The motion was seconded by Mr. Birmingham and was unanimously approved.

Review of January 13, 2016 minutes: Ms. Burton motioned to approve; seconded by Mr. Canavan. The motion was unanimously approved.

Mr. McKinley motioned to adjourn the meeting; seconded by Mr. Birmingham. The motion was unanimously approved. The meeting adjourned at 6:45pm.

Respectfully submitted,



Keith A. Brynes, Town Planner