

**ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
FEBRUARY 25, 2015**

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The Architectural Design Review Board held a Special Meeting on February 25, 2015 6:00pm at the Stonington Human Services Building Meeting Room, 166 South Broad Street, Pawcatuck. Attending were members Susan Cullen, Chuck Canavan (Acting Chairman), Mollie Burton, Christopher Thorp and Michael McKinley. Members Bob Birmingham and Mark Comeau were absent. Also present was Town Planner, Keith A. Brynes.

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

Application #ADRB 15-01. Review of Site Plan application #PZ1504SPA – Proposed 3,480sf commercial building and associated site improvements. Property located at 22 Mechanic Street, Pawcatuck. Assessor's Map 4, Block 7, Lot 2. Zone DB-5. Applicant, Dave Snediker. Owner, Mechanic Street Associates, LLC.

Peter Springsteel, architect, presented the project representing applicants/owners David Snediker and Scott Gifford. It is a renovation and an addition to an existing building to serve as a wooden boat restoration building. The building will have board and batten siding with a concrete foundation with barn doors to give an historic flavor.

Ms. Cullen noted that the lighting was not specified and she would like to see what was planned. Discussion ensued about appropriate lighting for the building. There were differing opinions of the differing rooflines between the main building and the bump out addition.

Ms. Cullen questioned the lack of a landscape plan. The petitioners stated that due to the limited space on the site that the landscaping was minimal and will have a beach theme and look appropriate for the streetscape. Discussion of specific trees and other species ensued. Mr. Thorp does not want to waive the review of the landscaping plan. He stated that he likes the existing Elm tree and did not think that the Hawthorn and the grasses along the road were appropriate choices.

There was consensus that the style of the building was good for the industrial area that it is in. A suggestion was made to divide the large panes of glass into 4 lites for a better look. Mr. Canavan suggested lowering the dividing panel between the glass and the wood on the barn doors to line up with the side door and to have 3x2 glass panel vs. 2 large ones. All agreed that would be an improvement for the look and letting light onto the work area.

Mr. Springsteel said it was unfortunate that no fenestration was allowed on the North side due to fire codes and no wooden materials could be applied to that wall as well.

Further discussion did not come to a specific solution, but the architect would try to remedy possibly with a variation in color. Ms. Cullen suggested adding fenestration on the East wall facing the river, and Mr. Snediker thought that was a good idea, but suggested that they would have to be up high for security purposes.

Ms. Cullen made a motion to approve the application with further details on the landscape plan, exterior lighting and architectural details for the fenestration, with a submittal for the boards review (a second meeting is not required).

Seconded by Mr. Thorpe, all in favor, with praise for the project's appropriateness for the site.

Meeting Minutes:

Motion to approve the draft 6/18/14, 8/27/14 & 9/17/14 meeting minutes made by Mr. Thorp, second by Ms. Burton, all in favor.

Preliminary review of proposed Family Dollar retail store. Property located at 17-21 Liberty Street, Pawcatuck. Assessor's Map 1, Block 3, Lots 17-20. Zone DB-5. Applicant, Hunt Real Estate Services, Inc. Property Owner, D. B. Acquisitions, LLC.

Doug Murray and Paul Beck of Hunt Real Estate Services presented the proposed preliminary plans for a 8,323sf Family Dollar Store on a site on Liberty Street in Pawcatuck. The site presently slopes to the back, and the plan would be to level the site and have parking in the front of the building, which is a pre-engineered metal building with an imitation brick façade. Discussion ensued about the flatness of the front façade, with suggestions to wrap the brick partially around the building, or make the front door proud of the main mass of the building. Mr. Thorp, stated that while he appreciates that companies like their parking in front of the building to generate business, the building should be placed closer to the street as are all the buildings in this area of Liberty Street. Mr. Beck stated that they do work with communities and showed examples which the Board found much more appealing. Mr. McKinley said that the Board would like to see their "Plan B" design. Mr. Beck said that they are trying to find the balance between what the community wants and what is financially feasible for the Family Dollar Store.

Ms. Cullen noted that she did not think that their truck delivery plan would work. Mr. Beck stated that due to the nature of the store they only had one truck that comes in only once a week and they can make it work. Mr. Byrne stated that the Town requires substantial loading zones. Mr. Brynes departed at 6:50pm.

Mr. McKinley requested that they not pave the entire lot and to come back to us with alternative designs. Mr. Thorpe asked for a simple landscaping plan. The Board agreed with these requests.

Mr. Thorpe made a motion to adjourn the meeting at approx. 7:20 pm, seconded by Ms. Cullen. All in favor.

Respectfully Submitted,

Mollie Burton, Secretary

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