ARCHITECTURAL DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
May 9, 2016

The Architectural Design Review Board held a regular meeting on May 9, 2016 at 6:00pm at Stonington Town Hall, 152 Elm Street, Stonington, CT. Attending were members Mollie Burton, Michael McKinley, Susan Cullen and Christopher Thorp. Members Mark Comeau and Bob Birmingham were absent. Also present was Town Planner, Keith A. Brynes.

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

ADRB 16-02 – Review of modifications to approved Site Plan Application #PZ1202SPA&GPP for a 2,600SF commercial building with associated parking, landscaping & drainage. Property located on Taugwonk Rd., Stonington. Assessor's Map 67 Block 2 Lot 2, Zones GC-60 & RR-80. Applicant – Taugwonk Rd., LLC. Owner – Malico, LLC.

Jonathan Festa, of Pelletier Builders, presented the application. Also present were owner, Jared Whewell and landscape architect, Chad Frost. This application represents a modification of an application reviewed by the Board in 2012. The proposed building will be longer and the building design has changed. The basic site layout is unchanged. The plans show a 2,600sf pre-engineered, 2-tone steel building. The building will be used for office space and vehicle storage for J&R Contracting, a roofing contractor. Ms. Burton suggested adding trim to the windows visible from Taugwonk Road. Mr. Thorp stated a solid color would suit a utilitarian building.

Ms. Burton motioned to recommend the application with added trim around the windows visible from Taugwonk Road and elimination of the 2 tone color scheme.

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

ADRB 16-01 – Review of Special Use Permit application #PZ1604SUP seeking a permit for construction of a 28,700± square foot mini-warehouse storage facility consisting of 5 one-story buildings (5th building likely built in second phase) 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 – 30 Extrusion, LLC.

The application was presented by applicant, C.J. Bardy along with the project builder. These plans have been modified since the last ADRB meeting to downscale the project. The front building, which was proposed to be 3 stories, is now only 1 story. There is less impervious surface than in the previous plans. Mr. Bardy reviewed changes recommended by the Board at the last meeting which were incorporated into the site plans including placement of trees and fencing. Ms. Cullen stated that after visiting the site, the location is not visible from Route 1. Mr. Thorp stated that the plant list had been updated to reflect a native palette. He suggested additional quantities of shrub to help outcompete weeds.

Mr. Thorp raised a concern about the lack of building elevations submitted. Mr. Bardy presented a sketch of the front building style as well as elevations from a similar project by the same building company in another community. The building company does not release building plans until the

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buildings are formally purchased. Mr. Brynes stated that a waiver can be requested and due to the PZC hearing schedule the applicant requested to proceed.

Mr. Bardy described the roof materials and choices. The Board felt that the straightforward color palette was a wise choice.

Mr. Thorp motioned to provisionally recommend the submitted plans in reference to the photographic representation of the color palette as long as elevation drawings are submitted for the record. The shrub quantities are recommended to be increased in quantity to fill in open areas and outcompete invasive species.

The motion was seconded by Ms. Burton and was unanimously approved.

Review of February 22, 2016 minutes: Ms. Burton motioned to approve; seconded by Mr. McKinley. The motion was unanimously approved.

The Board shared their thoughts and remembrances of Chairman, Chuck Canavan, who recently passed away.

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

Respectfully submitted,

Keith A. Brynes, Town Planner

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