

**ARCHITECTURAL DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
JUNE 18, 2014**

The Architectural Design Review Board held its June 18, 2014 Regular Meeting at 5:30PM in the 1st floor Town Hall Meeting Room, 152 Elm Street, Stonington. Attending were members, Mark Comeau, Mollie Burton, Bob Birmingham and Chuck Canavan. Members, Susan Cullen, Michael McKinley and Christopher Thorp were absent. Also attending was Keith A. Brynes, Town Planner.

Chairman, Mark Comeau called the meeting to order at 5:49PM.

Election of Officers:

Mr. Canavan motioned to nominate Mark Comeau as Chairman, Bob Birmingham as Vice Chairman and Mollie Burton as Secretary; motion seconded by Mr. Birmingham. The motion was approved 4-0.

Review of Minutes:

Mr. Birmingham motioned to approve the minutes of the April 16, 2014 meeting; motion seconded by Mr. Canavan. The motion was approved 4-0.

Review of Application #ADRB 14-01 - Special Use Permit application PZ1408SUP – proposal to construct two multi-unit residential structures, a community building with caretaker unit on top floor, parking, and associated improvements. Total number of dwelling units proposed is 43. Property located at 86 & 88 S. Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lots 3 & 4. Zone LS-5. Applicant - Spruce Meadows, LLC. Property owners – Rutman's Wayside Furniture, Inc & Leonard T. & Sandra J. Epstein.

This application was initially reviewed by the Board at its April 16, 2014 meeting. Owner, Thomas Buxton, presented changes to the proposed plans since the last meeting. These include elimination of the front driveway which allowed fewer retaining walls, a more natural slope and additional landscaping. Landscaping is intended to de-emphasize the height of the buildings. Revised plans reduced impervious areas to 8% below current conditions and improve site drainage. The Fire Marshal has reviewed the plans which still include access to the front of the buildings. Mr. Buxton stated that they are attempting to keep the 2 large trees next to the street but that CTDOT would like them gone.

Architect, Bernard Lombardo, stated that revised plans decreased the size of Building #1 and increased the size of Building #2. Consensus of the Board was that the applicants did an excellent job of addressing the issues brought up at the last meeting.

Mr. Birmingham motioned to approve the application as submitted; motion seconded by Mr. Canavan. The motion was approved 4-0.

Review of Application #ADRB 14-03 - Master Plan Zone Change, Site Plan Application & Coastal Area Management Review application PZ1407ZC, SPA & CAM – proposal to redevelop site and build 55 attached residential dwelling units within four main buildings with a gross floor area of 162,482± SF, an interior courtyard with a swimming pool and cabana, and associated parking, landscaping, and drainage. Property owners – Edgewood Mac, LLC. Property located at 2 Harry Austin Drive. Assessor's Map 160, Block 4, Lot 8. Zone IHRD.

The application was presented by Attorney Ted Ladwig. This proposal was initially reviewed and approved by the Board at their August 28, 2013 meeting. Mr. Ladwig stated that the only change since the Board's last review is that the height of the buildings has been brought down to 50' to accommodate questions regarding maximum height in the zoning regulations. The proposed 62' high towers on the buildings have also been brought down to 50'. Consensus of the Board was that the towers as originally proposed are preferable as they break up the massing of the buildings and reference the historic mill's tower.

Mr. Comeau motioned to approve the application as submitted and respectfully ask the Planning and Zoning Commission to consider the previous tower design as an important part of the massing considering Section 7.19.2.2 of the regulations; motion seconded by Ms. Burton. The motion was approved 4-0.

Review of Application #ADRB 14-04 – Review of modifications to approved Special Use Permit and Coastal Area Management Applications PZ1220SUP & CAM – proposal to construct 3 story medical office building, parking, associated landscaping, utilities & stormwater management. Property owners – Summit Street Development, LLC. Property located at the corner of Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1.

Modifications to the site plan were presented by project engineer, Patrick Lafayette. This plan was originally reviewed and approved by the Board on February 15, 2012. Special Use Permit and Variance applications were denied by the Planning and Zoning Commission and Zoning Board of Appeals but these denials were overturned in court granting approval of the project. The building footprint is now a rectangle rather than a "T" shape which allows for better traffic flow and more parking. The building's main entrance is now facing Masons Island Road which addresses the Board's previous concern. Stormwater runoff is decreased slightly over the previous design. Owner, Pierce Hall, stated that the proposed use of the building is medical and professional offices.

Architect, John Patrick Walsh, presented revised building plans. The building footprint is smaller but is now 3 stories with a more residential design. The increased height addresses the Boards' previous concern that southbound drivers on Masons Island Road would only see the rooftop of a smaller building. Exterior materials will be either shingles or hardiplank. Landscape Architect Robert Deledda, presented the landscaping plan. Consensus of the Board was that the changes were an improvement over the previous plans.

Ms. Burton motioned to approve the application; seconded by Mr. Birmingham. The motion was approved 4-0.

Mr. Birmingham motioned to adjourn the meeting; seconded by Mr. Canavan. The motion was approved 4-0. The meeting was adjourned at 7:10PM.

Respectfully submitted,


Keith A. Brynes, Town Planner