

RECEIVED FOR RECORD
STONINGTON, CT
14 SEP 30 PM 1:32
CYNTHIA LADWIG
TOWN CLERK

**ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
SEPTEMBER 17, 2014**

The Architectural Design Review Board held a Regular Meeting on September 17, 2014 scheduled for 5:30PM at the 1st Floor Meeting Room of Stonington Town Hall, 152 Elm Street, Stonington, CT.

In attendance were members, Chuck Canavan, Christopher Thorp, Mollie Burton and Michael McKinley. Members Susan Cullen, Mark Comeau and Bob Birmingham were absent. Also attending was Keith A. Brynes, Town Planner.

Michael McKinley, acting Chairman, called the meeting to order at 6:00PM.

The Board tabled review of minutes until the next meeting.

Application #ADRB14-03. Review of Zone Change / Master Plan, Site Plan Approval & Coastal Area Management applications, **PZ1414ZC, SPA & CAM** – Proposed changes to current Maritime Heritage District (MHD) properties/structures, including construction of a 14,000 SF exhibition building, demolition of three structures, and associated landscaping. Properties located off Greenmanville Ave., Williams St., & Bruggeman Pl., Mystic. Applicant – Kent & Frost, LLC. Property owners – Mystic Seaport Museum, Inc.

Landscape Architect, Chad Frost, of Kent + Frost, LLC, introduced the project. The proposal would modify the Seaport's 2012 Master Plan approval by demolishing all of the G. Blunt White Building and redesigning the new exhibit building. The cul-de-sac drop off area proposed in 2012 has been eliminated and a new publicly accessible park area will be developed along Greenmanville Rd.

Architect Chad Floyd, of Centerbrook Architects, presented the site and building plans with a digital presentation. The proposed building is 6,000sf smaller than the one approved in 2012. This site plan reduces impervious areas by approximately 10,000sf from the 2012 plan. The building is designed to be energy efficient and will feature a geo-thermal heating system. Building materials will be engineered wood. The building was designed around flood hazard and 120mph wind zone requirements. The building's placement reinforces the planned interior gallery/quad area which will be enhanced as a gathering point. The building design was inspired by wooden ships and ocean waves in keeping with the Seaport's mission. Virtual 3-D renderings were shown and the building height will be lower than several Seaport buildings. Building lighting will be very subtle.

Mr. McKinley praised the thoroughness of the presentation and remarked that as a landmark building in a campus setting the normal design guidelines for Mystic are not as relevant. Mr. Thorp questioned whether the Greenmanville streetscape would be improved with these changes. The Meeting House/church building may not be well integrated into the interior gallery. Ms. Burton questioned whether these changes will create confusion as to which entrance should be used. Ken Wilson, Vice President for Projects and Facilities Management at

Mystic Seaport, stated that one of the goals is to create more indoor exhibit space at the north entrance for increased visitation in the winter. Mr. Floyd stated that much of the picket fence along Greenmanville is already planned to be removed as part of the 2012 Master Plan.

Mr. Canavan praised the proposal and presentation and recommended the architect consider straightening out the curved sidewall on the east and west facades. Mr. Floyd stated that removing the curve would lose the building's nautical characteristics. Mr. Canavan recommended providing river views from more areas inside the building.

Mr. Floyd stated that roof color will be grey and the loading dock will be recessed into the bump out on the north side in order to not be visible. The walkway from the street to the main entrance may better defined with paving materials.

Mr. McKinley motioned to recommend approval with the following stipulations; seconded by Mr. Canavan:

1. Revisit the streetscape and entry walks with respect to their definition and gesture to the north and review the appropriateness and need for the drop off along Greenmanville Ave.
2. Evaluate decreasing the amount of curved sidewall on the east and west facades.
3. Review the design of the Meeting House platform.

The motion was approved 4-0.

Mr. McKinley motioned to adjourn; second by Mr. Canavan. Motion to adjourn was approved 4-0. Meeting adjourned at 8:03PM

Respectfully submitted,

Keith A. Brynes,
Town Planner