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ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
SEPTEMBER 23, 2015

The Architectural Design Review Board meeting held a Special Meeting on September 23, 2015 6:00pm at Stonington Town Hall, 152 Elm Street, Stonington. Attending were members Michael McKinley(acting chair), Christopher Thorpe, Chuck Canavan and Mollie Burton. Also present was Town Planner, Keith A. Byrnes.

Acting Chairman McKinley called the meeting to order at 6:03 pm.

Review of proposed revisions to application #ADRB 12-05 - Review of final plans for PZ1132SUP & CAM Clara M. Coogan Trust – Approved Special Use Permit & Coastal Area Management Review applications for phased development of a 245-unit Congregate Living Facility on 18.02 acres to be created through subdivision of a ±52.07 acre parcel. Phase 1 proposes 125 units and Phase 2 proposes 120 units. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40.

The purpose of the meeting was to consider the revisions to the plans to Masonicare's Clara Drive project first brought before the board in March of 2012.

Architect Kevin Bessolo presented the changes to the project which include the elimination of the stone veneer to be replaced by flat stacked stone. The shutters and the siding remain, but all the units get covered balconies. They have minimized the dormers and the stone, but greatly increased the height of the roof. Mr. McKinley commented that he like the stacked stone look much better than the veneer. Likening it to the Aquarium's new building with stone. Mr. Thorpe would like to see a photo or better yet, a sample of the stone. He stated that he liked the earlier color palette and didn't like the outlining of the chimneys. The rest of the board attending agreed with him. Joe Mastronunzio of Brom Builders commented that the chimneys were not functional but are there to create a better look for the building. Mr. Canavan thought that it would be acceptable to clad the chimneys in the back, but thought that the ones in the front should be stone...putting your best foot forward, as it were.

There was a lengthy discussion of the site plan, the orientation of the buildings to each other and what is being built now as opposed to later. Buildings J, K &G will be built later.

There was discussion about the location of the flag pole inhibiting traffic flow and there is potential to move it now that they are doing more buildings and the traffic will flow around the project.

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Mr. Mastronunzio stated that he was unable to do the two tiered re-grading that we had suggested previously. Ms. Burton suggested dropping back the color of the trim for less contrast, which Mr. Bressolo agreed with. He will do a small detail of one section with finishes.

Mr .Thorpe requested that a Landscape plan be provided at the next meeting.

Mr. McKinley stated that he liked the left hand side of the West Elevation as opposed to the Right side, as it portrayed a more village feel. The right side houses the Memory Care Unit and Assisted Living, and the right side is Independent living. There was some discussion of the left side being more looking like a cityscape of brownstones. Mr. McKinley thought that it would look better if it were tailing off toward the end of the building, but that cannot happen, according to Mr Mastronunzio. Mr Mastronunzio will try to get 3-D plans for us to see as the elevations are very difficult to tell when a part of the building is way n the background.

Ms. Burton questioned the very blank tower on one of the elevations and it was explained that another building will eventually connect there.

Mr. Canavan made a motion to approve the changes with the architect looking to settle the porches into the design more and with the submittal or color boards and a landscape plan.

Ms. Burton seconded the motion. All were in favor.

Mr. Canavan made a motion to approve the minutes from February 25, 2015, seconded by Mr. McKinley and approved unanimously.

Mr. Thorpe made a motion to approve the minutes from July 2012, second by Mr. McKinley, approved by all.

The meeting was adjourned at 7:05