

**ARCHITECTURAL DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
NOVEMBER 18, 2015**

TOWN CLERK  
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STONINGTON, CT.

The Architectural Design Review Board held a Special Meeting on November 18, 2015 6:00pm at Stonington Town Hall, 152 Elm Street, Stonington, CT. Attending were members, Michael McKinley (Acting Chairman), Chuck Canavan, Mollie Burton and Christopher Thorp. Members Bob Birmingham, Susan Cullen and Mark Comeau were absent. Also present was Town Planner, Keith A. Brynes.

Acting Chairman McKinley called the meeting to order at 6:07pm.

**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 applicants were represented by Joe Mastronunzio, Brom Builders and Kevin Bessolo, Architect (by phone).

Joe Mastronunzio and Kevin Bessolo presented the updated graphics showing the changes made since the last meeting. They presented a color board of the roof, siding, shutters and trim. They toned down the white to a softer white and matched the aluminum railings to the shutter color. The change to the Kensington stone drew approval. They corrected the columns in view and worked with the color to read as one building. Mr. McKinley regarded it as an effective resubmittal, while stating the difficulties of presenting a Greek Revival design in a three story form. He asked if the pediment could be lowered which is not possible at this point. Mr. Bessolo noted that they wanted to blend the tones down. Ms. Burton felt that the prominence of the entrance was lessened by the roof behind it vs. the sky. Mr. Bessolo noted that the entrance sits proud of the building and will be prominent.

Mr Mastronunzio noted that they were unable to save the trees on the northerly border and the Landscape Architect designed a border of trees to replace them. Mr. Thorp suggested that the hedge included would only be deer candy and should be eliminated in favor of a more natural treatment. Red Oaks should be added to the White Oaks and make the area natural, not to be mowed. Mr. Mastronunzio noted that they had taken our suggestion of not constructing the dual retaining wall and instead have used stones from the site. These stones are up and look great. Mr. Thorp suggested using Boston Ivy draping over the wall vs. Cotoneaster. Ms. Burton and Mr. Thorp suggested using no

mulch on the sloping areas but rather using natural grasses and other native material that should be planted in September for best result.

The entry sign has been changed to natural stone from the property which will be laid to look like a dry wall. Board members approved of this change. A request was made to have the Landscape Architect detail out the piles of natural stone in the planting areas so it didn't look like there was a pile of rubble place there.

Mr. Thorp moved to approve the architectural color boards as presented, to modify the site plans as follows:

- Planting proposed for the woodland slope replacement on the north side shall be modified to remove the yew hedge and replace with more natural plantings.
- Slope plantings shall be with native seed mix not to be mowed;
- Other trees, such as red oak, shall be added to the redone border plan on the north side;
- Boston Ivy shall be used on the stone wall.

Seconded by Mr. Canavan, approved by all.

**#ADRB 15-03** – Review of 12,500± sq. ft. addition to structure and the creation of additional parking to the rear of the building. Property located at 1 Harry Austin Drive, Mystic. Assessors Map 160, Block 6, Lots 11 & 14. Zone RC-120. Property Owner and Applicant – Ocean Community YMCA.

The applicants were represented by Douglas Annino, Architect, Ted Ladwig, Attorney, and Maureen Fitzgerald, YMCA President.

Mr. Annino presented plans to add 12,500 s.f. to the existing building and add additional parking to the rear of the site. The plan moves the main entrance to the back of the existing building to take advantage of the views of the river. The plan shows low key plantings and the use of a rain garden to infiltrate some of the runoff from the parking area. Some of the present building is in the flood plain and there will be steps taken to remedy that problem including raising mechanicals above the base flood elevation. Plans included use of crown mouldings, AZEK and Hardie-Plank for a more residential feel. Mr. Thorp felt that we were looking at the back of the building upon approach and that the plantings could help lead members around to the new rear entrance. Security-wise there needs to be only one main entrance, but they needed to maintain the upper parking lot for staff. Mr. McKinley agreed with Mr. Thorp about the nature of the entrance. Mr. Canavan asked about the remedy for the brick walls and if windows could be added to the natatorium. Mr. McKinley thought that repeated elements like the standing seam metal roof would unify the project.

Mr. Annino stated that they wanted to go the opposite direction that original architect, Max Urbahn, had for the original building design. The redesign would make the building

friendlier and more in keeping with Mystic. Discussion ensued about how to how to have more flow including adding more glass and other ways to break up the large brick walls. There are financial constraints on the project, but the board felt strongly that the project should be thought of as a whole entity not a clumping together of dissimilar elements. Signage was discussed and with the present signage regulations a large sign on the old brick would not be allowed. Mr. Canavan, while acknowledging the challenges of the existing building and the funding, felt that there should be another attempt done. The Board agreed. Mr. Thorp proposed that the architect go back and reconsider the design and incorporate the points brought up by the board. Mr. McKinley seconded, all in favor.

**Election of Officers:** Mr. Thorp made a motion to accept the following slate of officers: Chairman - Mr. Canavan, Vice Chairman - Ms. Burton, Secretary - Ms. Cullen. Mr. McKinley seconded, all approved.

Discussion of the draft revisions to the 3-D rendering regulations was tabled until the next meeting.

Mr. Canavan motion to adjourn, seconded by Mr. Thorp, all in favor. The meeting adjourned at 8:07 pm.

Respectfully submitted,

Mollie Burton