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MEETING MINUTES

March 11, 2024

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The Architectural Design Review Board had a regular meeting on Monday, March 11, 2023 at 6:00pm at the Stonington Board of Education Administration Building, 40 Field St., Pawcatuck. Attending were Chairman Michael McKinley and members Christopher Delaney, Leslie Driscoll, and Elizabeth Brummund. Also present was Town Planner, Clifton Iler. Members Mark Comeau and Breck Perkins were absent.

The meeting was called to order at 6:05pm.

**December 11, 2023 Minutes** – Mr. Iler will resend the minutes along with the April ADRB Agenda, as the Board did not have the minutes at hand.

**ADRB 24-01** - Review of Site Plan Application and Coastal Area Management Review for the construction of a ±6,600 SF building at St. Edmund of Connecticut on Enders Island. Proposal also includes the demolition of existing structures on campus and associated site improvements. Property is located at 1 Enders Island, Mystic; M/B/L: 178-1-1. Property is located in the RC-120 Zone.

Applicant, Robert A. Avena, introduced the project, which includes construction of a new Kenyon Cottage Recovery Center at Enders Island, and the demolition of several existing structures on the campus. The proposed project will be within 100' coastal setback zones to improve compliance on the island.

Architect Julie Bartlett of ZDS Architects, Providence, introduced the proposed 6,677 SF two story Kenyon Cottage, which includes a non-inhabitable basement area for storage. It will be located farther away from the main parking area to allow for more privacy of the residents. It will feature twelve recovery resident bedrooms, a Resident Assistant unit, a dedicated ADA unit (the first on campus), an apartment and program space. The building includes an indoor fitness area, small lobby/lounge, and a separate library study room. Number of bedrooms on campus will remain the same. Administrative space will be relocated in various buildings.

Kenyon Cottage borrows architectural elements from nearby Ender's House: a pitched roof, red coloration in the window sashing and gable bracketry, rounded stone on the lower third of the exterior which is raised higher in special areas; as well as cream-colored stucco on the upper walls. The roof will feature solar tiles that mimic shingles, with asphalt shingles in areas that cannot accommodate solar. There are gables over the east and west-side entrances. These porticoes are fully clad in rounded stone, contrasted with cut-stone arches and quoins. The front and back elevations also feature two oriel windows on the second floors. The Board made the following comments:

- Ms. Driscoll admired the oxeye windows on the north, south, and west elevations and the building design. She wondered if more stone-facing could be used. The stone is meant to complement, yet not compete with Ender's House.
- Mrs. Brummund admired the red brackets, window sashes and muntin, as well as the overall design.

Buildings to be razed are: Angell Hall, which is the current recovery resident housing, a maintenance building to the east of Ender's House, and three sheds around the property. This will decrease the overall FAR from 0.0958 to 0.0951. Impervious Area will decrease by 10%. Demolition of Angell Hall will allow for a better view of the stone Chapel of Our Lady of the Assumption from the entrance. The Board made the following comments:

- Ms. Driscoll asked if the seawall will be rebuilt and if so, can some of the stone for that wall be used in construction of Kenyon Cottage. Mr Avena said the seawall is being refurbished, but standard construction material is preferred for Kenyon Cottage.
- Mr. Delaney asked if the architects are intending to replicate the historical era (1920) of Ender's House in Kenyon Cottage. Ms. Bartlett said it will not replicate, but honor the details, repeating certain design features and materials.
- Mrs. Brummund asked if the wrought iron railings of Ender's House could be featured at Kenyon Cottage. Bartlett said currently all proposed site walls are made of stone, however wrought iron could be considered for drop-offs of land near the building.
- It was noted that the apartment garage is flush with the building, not extended outward as in the rendering.

Landscape Architect Rachel Welsh from BSC Landscape Architects presented the Planting Plan. The area from Kenyon Cottage to the ocean will be softened with larger trees: white oak and tupelo. The client wishes to keep the existing arbor which is in the patio area between Kenyon Cottage and Ender's House. Evergreen shrubs of white cypress will be planted at building corners. In keeping with the current landscaping, the theme is coastal, with a light floral touch. Native shrubs such as beach plum and sassafras are included in foundation plantings, as well as grasses, mints, Russian sage, and allium. A patio of pavers is included on the eastern side, and will host teak benches and chairs. The Board made the following comments:

- Mr. Iler asked the applicant to clarify for the Board what will be planted in the areas where buildings are demolished. Ms. Welsh stated most of these areas are leach fields, so will need to be lawn only.
- Mrs. Brummund said the windswept ocean climate of the island limits planting choices.
- Mr. McKinley asked the team to consider how the new building, gardens, and pathways integrate into the overall campus. Building materials are important; however, building integration and transitions between buildings are often overlooked in campus settings. Mr. Avena appreciated these points to consider.
- Ms. Driscoll asked about the future pathway from the main parking lot to Kenyon Cottage, the Chapel, et. al. She suggested an open pathway, or one bounded by shrubs. Avena said there may be a chipped pathway of non-impervious material. Driscoll suggested crushed oyster shells. The pathway from Ender's House to Kenyon Cottage will not be direct, but purposely meandering to slow people down. Architect Bartlett said that according to the plans, certain sidewalks near Angell Hall will not be demolished; what remains will be utilized. The Board emphasized designating pathways to avoid unwanted disturbance of lawns.
- Ms. Driscoll admired the choices of outdoor sconces and lights.

Motion by Christopher Delaney to approve the Site Plan Review Application with the following Board-agreed stipulation:

1. Update the Landscape Plan to address paths of travel through areas of demolished buildings.

Motion seconded by Elizabeth Brummund: voted 4/0/0.

Motion to adjourn by Michael McKinley, seconded by Leslie Driscoll; voted 4/0/0. The meeting was adjourned at 7:35pm.

Respectfully Submitted By:

E. Jenny Brummund, Secretary

# ARCHITECTURAL DESIGN REVIEW BOARD

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