

**ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
February 14, 2022**

The Architectural Design Review Board held a Special Meeting on Monday, February 14, 2022 at 6:00PM at the Stonington Board of Education Administration Building, 40 Field St, Pawcatuck. Attending were Vice Chairman Christopher Thorp and members Christopher Delaney, Breck Perkins and Alternate Elizabeth Brummund. Members Mark Comeau, Michael McKinley and Leslie Driscoll were absent. Also present was Town Planner, Keith A. Brynes.

The meeting was called to order at 6:07PM. Ms. Brummund was seated.

ADRB 2201 - Review of Planning and Zoning Commission Application PZ2204SPA - Site Plan Application for construction of a 124 unit, 4 story apartment building. Property located at 50 Perkins Farm Drive, Mystic. Assessor's Map 150, Block 2, Lots 2&3 and Map 134, Block 3, Lot 4. Zone GDD. Applicant / Owner – Lattizori Development, LLC.

Project architect, Tim Wentz, introduced the application which was preliminarily reviewed by the Board in October. Building design is very similar to Harbor Heights Phase 1. The majority of units will overlook the site's open space. 4th story lofts will include dormers for extra light. The front entrance mirrors the dormer design. Exterior materials are clapboard and shake synthetic siding in grey and white. Unlike Phase 1, this building will not have a cupola.

Landscape Architect, John Hammer, presented the landscaping plans. Mr. Perkins asked what will be visible from Rt. 95. Mr. Wentz answered the 4th floor and roof. A buffer of northern spruces will be planted along the highway. These trees can grow up to 80' tall and can be staggered rather than lined up. Understory plantings are not necessary because these trees are low branched. Carports with solar panels will be removed from plans. Solar panels may be relocated to the building roof. Mr. Hammer stated that an 18' tall modular block retaining wall is proposed east of the new building. Mr. Delaney requested details on the retaining wall; adding the wall to the 3D rendering would be ideal. Mr. Thorp stated that a cross section of the wall would be helpful. Mr. Hammer stated the wall is necessary to accommodate the driveway and existing road in this space. Courtyard hardscape material has not been finalized. Mr. Thorp summarized that more information on the retaining wall and related grading is needed before a decision can be made.

ADRB 2202 – Review of Planning and Zoning Commission Application PZ2205SPA – Site Plan Application for modifications of the Aquarium central courtyard including architectural treatments. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lots 1 -2 and Block 2, Lot 2. Zone TC-80. Applicant / Owner - Sea Research Foundation, Inc.

Keith Sorenson, Mystic Aquarium Senior Vice President of Facilities & Capital Projects, introduced the project which would modify the outdoor courtyard area which is not visible from the street. This area is cluttered with a pool and other features interfering with access. Goals are to improve circulation and the guest experience throughout this area. Project engineer, Sergio Cherenzia, presented site plans. The existing pool will be removed. Rain gardens will be added to accommodate stormwater. Existing canopies will be removed. Project architect, David Holmes, presented architectural plans. A metal "fishscale" architectural material will be placed over the existing battered concrete wall. The existing sloped faced curtain wall will be replaced with a smooth flush silicone glazed curtain wall. Landscape Architect, Tim Gerrish, presented the landscaping plans. The radial pattern of the pavilion building will be reflected into the pattern of the courtyard's concrete panels. Boulder seating walls will be placed throughout. Shade sails of varying heights are proposed. Low growing

plantings are proposed to keep sight lines open. Ms. Brummund asked whether the rain gardens will be trip hazards. Mr. Gerrish stated that their boundaries and plantings will be high enough to notice. Ms. Brummund suggested that the primary colors of the shade sails may be too chaotic. Mr. Delaney stated the project is a great reuse of the space. Mr. Thorp praised the thoughtful redesign.

ADRB 2203 – Review of Planning and Zoning Commission Application PZ2134SPA – Site Plan Application for construction of an 8,000SF agricultural building. Property located on Taugwonk Rd. Assessor's Map 85, Block 2, Lot 1. Zone LI-130. Applicant – Seacoast Mushrooms, LLC / Owner – Susanne Toczko & Isobel Shultz.

Project engineer, Sergio Cherenzia, presented the application for an 8,000SF agricultural building and shipping containers on a 38 acre property. Structures will be used for mushroom growing. The proposed building is a pre-fabricated metal structure with a pitched roof. Shipping containers behind the building will be refurbished and repainted an identical color. Sawdust used to grow mushrooms will be stockpiled outdoors in bins. The existing farm road will be reused. Tree clearing for the building will be minimal. 20 -30 years ago there were few trees on the site. A waiver of formal landscape architect plans is requested from this board. Some plantings may be trimmed near the road. This proposed farm will not be visible from the road or neighboring homes. The business will not be open to the public and no road sign is proposed. A road view exhibit shows views from various points on Taugwonk Rd. Front field will still be hayed. The building will be displace a small stone wall. Christopher Pacheco of Seacoast Mushrooms presented the building layout and operations. Mr. Thorp stated that the color choice is important and the external mixers can compliment the building. Mr. Pacheco stated that blue and tan are possible colors. Mr. Thorp stated that neutral colors, particularly reflecting weathered wood, are ideal. Shipping containers will be gray. Ms. Brummund stated reusing this agricultural land is a benefit to the town and the local food economy.

MOTIONS

Mr. Perkins motioned to table **ADRB 2201** - 50 Perkins Farm Drive; seconded by Mr. Delaney. The motion was unanimously approved.

Mr. Delaney motioned to approve **ADRB 2202** - 55 Coogan Blvd. with one stipulation; seconded by Mr. Perkins. The motion was unanimously approved.

Stipulation:

1. Consider higher quality material selection for the "fishscale wall."

Ms. Brummund motioned to approve the requested waiver of landscaping plans for **ADRB 2203** - Taugwonk Rd. with the reason that the proposal continues the site's agricultural use and is not publicly accessible or visible from the road; seconded by Mr. Delaney.

Mr. Perkins motioned to approve **ADRB 2203** - Taugwonk Rd. with one stipulation; seconded by Mr. Delaney. The motion was unanimously approved.

Stipulation:

1. The Board recommends review of color samples of all 4 building elevations of the barn prior to construction.

Review of Meeting Minutes

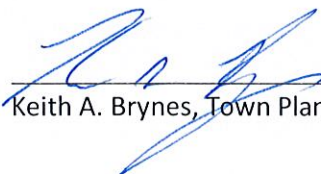
Ms. Brummund motioned to approve the 10/18/21 minutes as corrected; seconded by Mr. Delaney. The motion was unanimously approved.

Approval of 2022 Regular Meeting Schedule

Mr. Delaney motioned to approve the Board's 2022 Regular Meeting Schedule; seconded by Mr. Perkins. The motion was unanimously approved.

The meeting adjourned at 9:13PM.

Respectfully submitted,



Keith A. Brynes, Town Planner