

ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
March 14, 2022

The Architectural Design Review Board held a Special Meeting on Monday, March 14, 2022 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 Alternate, Elizabeth Brummund. Members Mark Comeau, Breck Perkins and Christopher Thorp were absent. Also present was Town Planner, Keith A. Brynes.

The meeting was called to order at 6:03PM. 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.

This application was initially discussed at the last meeting. Landscape Architect, John Hammer, presented revised plans. Per the Board's request, the site was redesigned to reduce the height of retaining walls in and around the parking lot. Geometry of the main site drive was reconfigured to allow more room to accommodate grade changes. Walls are now tiered and a maximum of approximately 6' tall. Visual impact of walls will usually be buffered by cars and landscaping, some of which will overhang the walls. Proposed trees have been diversified. The existing berm along Jerry Browne Rd. will be extended and reseeded with added landscaping. Mr. Delaney asked about the type of fencing proposed. Fencing will be black chain link but will blend in behind the guard rail and landscaping. Applicant, David Lattizori, stated that the Town Engineer has requested a higher 6' fence. Consensus of the Board was that a smaller fence is preferred. Mr. Lattizori stated that the Board's comments have improved the site design. Several new trees will be added to the remainder of the access road and the metal guard rails in this area will be replaced with wooden ones. Mr. McKinley stated that the revised plans were an exemplary response to resolve the retaining wall issue.

Ms. Driscoll motioned to approve the application with one stipulation; seconded by Mr. Delaney. The motion was unanimously approved.

Stipulation:

1. The Board recommends a 48" tall fence rather than 6' tall for visual enhancement of the project.

ADRB 2204 – Review of Planning and Zoning Commission Application PZ2206SUP & GPP – Special Use and Groundwater Protection Permit applications for an Affordable Housing Project submitted pursuant to CGS 8-30G. Proposed consists of 100 housing units and associated approvals. Property located at 111 South Broad St., Pawcatuck. Assessor's Map 37, Block 1, Lot 1A. Zone GC-60. Applicant / Owner – Brookside Associates Limited Partnership.

Attorney Bill Sweeney introduced the application for a 100 unit, mixed-income Affordable Housing development under State Statute 8-30g. The site is located in front of the existing Brookside housing development. Mr. Sweeney summarized the state law which allows Qualified Affordable Housing developments to not comply with local zoning laws. Such developments can legally only be denied for clear health and public safety reasons. The applicants held a pre-application meeting with the Board in February 2021. Since that time the number of planned units has been reduced from 130 to 100 and the number of buildings from 2 to 1.

Project engineer, Joe Duhamel summarized the site plan. Vehicular access to this development will be provided through the existing Brookside driveway and a new curb cut on to S. Broad St. The south west portion of the site will be a stormwater detention area which will not usually have standing water. The existing bus pull-off will be eliminated and grassed. They are working with the school bus company to accommodate busses on the site. Mr. McKinley recommended maximizing grass areas near Rt. 1 in keeping with the surrounding properties.

Landscape Architect, Elena Pascarella, described proposed plantings. A landscaped buffer will be added to the slope next to the adjacent Stonington Arms development. Trees will be added between the new building and the existing Brookside residences. The development will accommodate the Town's Rt. 1 Sidewalk project. The Board discussed who should be responsible for sidewalk construction. Trees will be added along the street. Mr. McKinley recommended enhancing the pedestrian edge with landscaping and additional trees. Pavers could be used for the front pedestrian access.

John Harding, project architect, presented the building plans. Exterior materials will include fiber cement siding, architectural shingles and a brick base. Mechanicals will be located on a flat portion of the roof and will not be visible. Mr. Delaney recommended relocating the west side stair and external door to provide a shorter walk for people parking on the west side. Ms. Brummund recommended reconsidering the design of the wall sign. Ms. Driscoll recommended adding a canopy and benches to the bus drop off area.

Ms. Brummund motioned to approve the application with stipulations; seconded by Mr. McKinley. The motion was unanimously approved.

Stipulations:

1. Enhance the pedestrian edge along Rt. 1.
2. Enhance the bus drop off area with a shelter, benches and bike rack.
3. Enhance architectural connections to the front of the building.
4. Enhance stormwater basin landscaped space.
5. The Board notes that the sidewalk is a critical site feature regardless of who pays for it.
6. Provide an updated architectural rendering to the Board. (No additional meeting required.)

ADRB 2205 – Review of Planning and Zoning Commission Application PZ2211SUP – Special Use Permit application for a new 3,500SF convenience store and gas station with associated improvements. Property located at 54 South Broad St., Pawcatuck. Assessor's Map 14, Block 2, Lot 6. Zone LS-5. Applicant / Owner - Jannat, LLC.

At the applicant's request, this application will be discussed at the April meeting.

ADRB 2206 – Review of Planning and Zoning Commission Application PZ2210SPA&GPP – Site Plan and Groundwater Protection Permit applications for 928SF office building. Property located at 392 Liberty St., Pawcatuck. Assessor's Map 18, Block 5, Lot 5. Zone CS-5. Applicant / Owner – Karen Hanson.

Karen Hanson presented the application to replace a dilapidated single family house with a similarly sized real estate office. The new building will be residential in appearance. The application requests a waiver of requirements for a landscape architect's plans and exterior material catalogue cuts. Exterior materials will be white hardi-board with black trim. A buffer of arborvitae will be planted along the northern property line. Plantings including flowers will be placed in front of the building. Most customers will use the rear entrance. The Board discussed the landscape architect waiver request. Mr. McKinley suggested that the site plans could include input from a horticulturist or nursery and include additional detail. Ms. Driscoll recommended adding

rear stairs so people can bypass the handicap ramp. Ms. Brummund praised the plans as an enhancement to the area.

Mr. Delaney motioned to approve the application with one stipulation; seconded by Mr. McKinley. The motion was unanimously approved.

Stipulation:

1. Site plan shall be revised with specific plantings and stairs directly to the back door.

Review of Meeting Minutes

Ms. Brummund motioned to approve the 2/14/22 minutes as corrected; seconded by Mr. Delaney. The motion was unanimously approved.

The meeting adjourned at 8:11PM.

Respectfully submitted,



Keith A. Brynes, Town Planner