ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
April 11, 2022

The Architectural Design Review Board held a Special Meeting on Monday, April 11, 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, Breck Perkins and Alternate, Elizabeth Brummund. Members Mark Comeau, Leslie Driscoll and Christopher Thorp were absent. Also present was Town Planner, Keith A. Brynes.

The meeting was called to order at 6:05PM. Ms. Brummund was seated.

ADRB 2203 – Review of building colors for approved Planning and Zoning Commission Site Plan Application PZ2134SPA 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.

This application was previously approved by the Board and Planning and Zoning Commission with the stipulation that building colors are to be reviewed by the Board. Applicant, Chris Pacheco, presented the proposed colors and a 3D rendering to the Board. Colors will be identical to the self storage business on Extrusion Drive.

Ms. Brummund motioned to accept the color scheme and design of the pre-fabricated building; motion seconded by Mr. Delaney. The motion was unanimously approved.

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.

Attorney, Zachary Kohl, presented the application to demolish the existing building and construct a new 3,500SF convenience store and gas station. A row of arborvitae will be planted next to the adjacent apartment building. Additional research is needed to determine whether the internal illumination of the existing detached sign is legally non-conforming and can remain. Building signs will be externally illuminated. A rain garden is proposed next to the building. There is little room for additional landscaping on the site. An area east of the new building will be unpaved and grassed. Building design reflects the nearby Post Office and will include a stone veneer base and gray cement board siding. An awning feature will be added to the plans. Site plantings have been reviewed and approved by a landscape architect. Plans will be updated to better reflect the Town's planned sidewalks along Rt. 1. Ms. Brummund stated that the stone façade should better reflect gray New England stone rather than brown and orange. A gravity landscape wall of 2-4' in height is proposed. A vinyl fence is proposed along the perimeter of the site (not yet shown on plans). Mr. Delaney disagreed that there is no opportunity for additional landscaping, especially along the public edge, and stated that the Board would like to discuss site design with the landscape architect. 3D renderings with proposed plantings would assist in the review. Consensus of the Board was that the application should be further reviewed at the May meeting with the landscape architect's rendering and plan (at a larger scale).

ADRB 2207 – Review of Planning and Zoning Commission Application PZ2212SUP - Special Use Permit application for building modifications to existing commercial building. Property located at 11 Cottrell St., Mystic., Assessor's Map 182, Block 4, Lot 4. Zone DB-5. Applicant / Owner – Whaler's Inn RE, LLC.

Attorney, Bill Sweeney, introduced the application to modify the existing "Odd Fellows" building at 11 Cottrell St. No site changes are proposed – a parking lot was previous approved by the Planning and Zoning Commission and has been constructed. 5 approved upper story residential units will be converted to hotel rooms. One of the existing commercial store fronts will become a hotel lobby. Architect, Paul Larson, presented building plans. The existing hipped roof will be reconstructed as a flat roof. An upper story balcony facing the river will reduce the perceived scale from the street. An elevator shaft with a cupola will be added to the rear of the structure. Actual roof height will remain the same. The 2-tone siding and windows will be replaced with higher quality materials. Design borrows from the Whalers Inn's Hoxie House. Paint will be removed from ground floor brick. Main exterior material will be white hardi-plank siding. Shutters will possibly be navy blue. Upper story and ground floor sides will feature AZAK panels. Balcony railing will include an upper 2' of glass. Mr. McKinley recommended wrapping the storefront widows around the corners of the building. The upper story balcony could be a darker color to make it less visible. Mr. Perkins asked about maintaining a sloped roof. Mr. Sweeney stated that the flat roof is intended to keep building height down since height has been a concern of neighbors and Planning and Zoning Commission. Mr. McKinley stated that the redesign will be inviting to pedestrians. Mr. Sweeney stated that due to the existing location of the building there is no room for perimeter plantings unless it is allowed in the Town right of way. A waiver of the landscape architect and site plan requirements is requested.

Mr. Delaney motioned to approve the application with 2 stipulations; seconded by Mr. McKinley. The motion was unanimously approved.

Stipulations:

1. Consider carrying ground level fenestration around north and south corners.
2. Evaluate merits of darkening color of penthouse level.

ADRB 2208 – Review of Planning and Zoning Commission Application PZ2201SUP&CAM – Special Use Permit and Coastal Area Management Applications for the renovation and demolition of a portion of an existing restaurant building and construction of a new one-story retail and accessory storage building. Property located at 29 Old Stonington Rd., Mystic. Assessor's Map 153, Block 1, Lot 4. Zone GC-60. Applicant / Owner – Secchiarolli, LLC.

Sergio Cherenzia, PE introduced the application. The western half of the former Sailor Ed's restaurant will be demolished with the balance renovated into a new space for Go Fish restaurant. A new retail building will be constructed on the western half of the site. A new stormwater basin is planned along the western property line. An area of crushed stone parking is proposed in front of the restaurant. Architect, Peter Springsteel, presented building plans. Changes to the existing building will not trigger FEMA Substantial Improvement and building design will not significantly change. A handicap ramp, canopy and deck will be added. Windows will be added to the new western façade. The new retail building will be flood hazard compliant and elevated above the Base Flood Elevation. Design will feature traditional treatments with hip roof and gable dormers similar to the nearby shopping center at 80 Stonington Rd. A handicap ramp serves to visually block the elevated ground floor space. Beige color will be similar to the restaurant building with hardi-plank shingles. Gables will feature a darker tone. Mechanicals will be hidden to the rear of the building. Landscape Architect, Rebecca Nolan, presented landscaping plans. A landscaped buffer will be planted along the west side of the property which is now unplanted. 3 new pin oak trees are proposed along the street which can grow very large. The large detached sign will be removed. Foundation plantings are proposed around the restaurant. Invasives will be removed on the east side of the property next to the tidal wetlands with some new plantings

added. An approximately 100 year old sycamore tree to the rear of the building will remain. The project does not increase the amount of impervious coverage on the site.

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

Review of Meeting Minutes

Ms. Brummund motioned to approve the 3/14/22 minutes as corrected; seconded by Mr. Delaney. The motion was unanimously approved.

The meeting adjourned at 8:15PM.

Respectfully submitted,

Keith A. Brynes, Town Planner