

**ARCHITECTURAL DESIGN REVIEW BOARD**  
**SPECIAL MEETING MINUTES**  
**July 11, 2022**

The Architectural Design Review Board held a Special Meeting on Monday, July 11, 2022 at 6:00PM at the Stonington Board of Education Administration Building, 40 Field St, Pawcatuck. Attending were Chairman, Michael McKinley, and members, Mark Comeau, Christopher Delaney, Leslie Driscoll and Breck Perkins. Christopher Thorp and Alternate, Elizabeth Brummund, and were absent. Also present was Town Planner, Keith A. Brynes.

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

**ADRB 22-10** – Review of Planning and Zoning Commission Application PZ2222SPA & CAM Site Plan and Coastal Area Management Application for construction of a 4,000SF salt shed. Property located at 86 Alpha Ave., Stonington. Assessor's Map 79, Block 1, Lot 24. Applicant – Tyler Cofelice, Weston & Sampson. Owner – Town of Stonington.

Stonington Director of Public Works, Barbara McKrell, introduced the application which would replace the Town's salt shed with a new 4,000SF structure. The existing shed is becoming dilapidated and will be demolished. This project will be paid for using ARPA funding and will enhance the Town's snow plowing operations. Project engineer, Tyler Cofelice, presented the site plan. Existing trees in front of the building will remain. A new bio-retention area will be constructed next to the building. Various building styles were considered. The style chosen is a gabled building with a fabric roof and vertical stained wood siding constructed upon a 6' tall pre-cast concrete block wall. The Town wanted a more attractive appearance than the standard fabric Quonset hut. The building opening will be facing the rear. Project architect, Dan Tenney, described the waterproof fabric roof which lasts from 15-50 years. Roofs are built to withstand strong winds. The blocks at the base are mortarless and the building could be moved if necessary. Blocks could be stained to different colors. Ms. McKrell described the temporary office trailer also proposed for the site. Plans have been stamped by a landscape architect although no new plantings are proposed.

Mr. McKinley recommended adding landscaping to buffer and enhance the site entrance. Landscaping should screen the concrete block facing the street and wrap around the northeast corner of the building. Mr. Perkins recommended bringing the siding down over the 1<sup>st</sup> level of the block wall.

Mr. Delaney motioned to approve the application with 3 stipulations; motion seconded by Ms. Driscoll. The motion was unanimously approved.

Stipulations of approval:

1. Recommend street side shrubbery wrapping around the northeast corner of the building.
2. Explore dropping building siding down over the 1<sup>st</sup> level of concrete block.
3. Concrete block wall shall have a natural finish.

Pre-application discussion for proposed new 76 room hotel and related site improvements. Property located at 321 Liberty St., Pawcatuck. Assessor's Map 17, Block 3, Lot 4. Zone HI-60. Owner – Mystic Sahajanand LLC.

Project engineer, Sergio Cherenzia, introduced preliminary plans for an 80 room Extended Stay America hotel at 321 Liberty St. (room number corrected from 76). The building will be on the high point of the site close to Liberty Street. This location helps with the site's challenging sewer connection. The site slopes steeply down to the east and significant retaining walls will be necessary to provide a level parking area behind the building.

The existing drainage basin built for Tractor Supply was designed to handle future development of this site. Despite the building's height, visibility will be limited due to the grade changes.

Architect, Jyke Jones, presented the preliminary building design which is the company's prototype building. This would be the first Extended Stay America with narrow end of the building facing the street. Exterior material is primarily EIFS with a base of either brick or EIFS colored similar to brick. Ms. Driscoll recommended an alternative to EIFS due to its short life. Mr. McKinley recommended using either brick or an applied stone base. The design of the façade facing the street should be enhanced. Mr. Jones stated that outdoor courtyards will be included for guests. A landscape architect should be involved to properly design the site. Mr. Cherenzia stated that there is not readily available pedestrian access to the river due to the steep slopes and wetlands. No vote was taken.

#### **Review of Meeting Minutes**

Mr. Perkins motioned to approve the 6/13/22 minutes; seconded by Mr. McKinley. The motion was unanimously approved.

The meeting adjourned at 7:44PM.

Respectfully submitted,



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Keith A. Brynes, Town Planner