

**ARCHITECTURAL DESIGN REVIEW BOARD  
VIRTUAL MEETING MINUTES  
February 8, 2021**

The Architectural Design Review Board held a virtual meeting via WebEx on Monday, February 8, 2021 at 6:00PM. Attending were members, Christopher Delaney, Leslie Driscoll, Breck Perkins, Christopher Thorp and Alternate, Elizabeth Brummund. Members, Michael McKinley and Mark Comeau and were absent. Also present was Town Planner, Keith A. Brynes.

Vice Chairman Thorp called the meeting to order at 6:09PM. Ms. Brummund was seated.

**Pre-Application review of proposed Catering and Restroom Buildings at Stone Acres Farm.** Property located at 381 N. Main St., Stonington. Assessor's Map 81, Block 1, Lot 2. Zone AHD. Applicant / Owner – Stone Acres Farm, LLC.

Project architect, Julia Leeming, presented the plans along with Landscape Architect, Adrian Nial and Jane Meiser of Stone Acres Farm. The application will consist of a new catering building and restroom building for events at Stone Acres Farm. Exterior materials will be based on existing farm buildings. Simple designs were chosen with barn doors and shed roofs. A walk-in cooler will be relocated from an existing building. The bathroom will include a center breezeway with large sinks. A new well and septic system are proposed.

Mr. Thorp stated that the proposal strikes the right scale and tone for the farm. Ms. Brummund suggested that the structures could include a slightly different color scheme to set them apart. A formal application will be submitted to the Board at a later date. No vote was taken.

**Pre-Application review of proposed Brookside Phase II multi-family residential development.** Proposal consists of 130 units in 2 buildings with associated parking and landscaping. Property located at 111 S. Broad St. Pawcatuck. Development is proposed as a Mixed Income Development under CT General Statutes Section 8-30g. Assessor's Map 37, Block 1, Lot 1A. Zone GC-60. Applicant – Gilbane Development Co. Owner – Brookside Association Limited Partnership.

Attorney, William Sweeney, introduced the proposal. Prior to submitting a formal application to the Board and Planning and Zoning Commission, the applicants are seeking input from the Board. The development will include 130 dwelling units in 2 buildings in front of the existing Brookside residential development. The application will be submitted as a mixed income, Affordable Housing application under CT General Statutes 8-30g. Such applications can only be denied for clear health and safety reasons but not only for non-compliance with zoning regulations or aesthetic concerns. The applicants intend on addressing comments the Board may have. The development will serve as reasonably priced housing for middle class families. Mr. Perkins joined the meeting at 6:34PM.

Project engineer, Christopher Duhamel, presented the site plan for the 3.2 acre area. Plans include a new sidewalk along Rt. 1. The existing bus loop on private property will be eliminated in favor of a safer layout for pedestrians. Bus service will still be accommodated. A new site entrance will be provided off Rt. 1. The development still conforms to the maximum Floor Area Ratio requirement for the entire lot. Several amenities will be provided for residents including a fitness center and pet salon. Stormwater will be retained under the parking lot and ultimately discharged to existing culvert in the southwest of the site. A traffic study will be provided prior to Planning and Zoning submission. Bob Gilbane of Gilbane Development stated that this area of the site is lower than the existing Brookside development.

Architect, Paul Azzinaro, presented proposed building plans. The goal is for a quality development that respects the town's historical vernacular. The ground level of the buildings is treated as a base with horizontal banding and façade variations on upper stories. The top stories are built into the roofs. Preliminary 3D renderings show building massing. Exterior materials will be a horizontal plank to simulate cedar or more weathered driftwood colors. A shingle material would be used on dormers. Roof will be shingled with metal possibly used on more decorative roof features. Balconies are non-functional. Final colors are not chosen but will be light in tone. Landscape Architect, Elena Pascarella, presented the landscape plans. Streets trees will be provided that are salt tolerant with root barriers to protect sidewalks. Landscaping will buffer the development from the existing units.

Mr. Thorp stated that he appreciated the thought and attention given to the proposal and was encouraged by the design. Elimination of the bus pull off benefits the pedestrian flow. Mr. Perkins suggested reconsidering the site entrance which includes a blind turn. The buildings are much taller than surrounding structures and the site is densely parked. Proposed trees should be large enough upon planting to survive. Mr. Duhamel stated that the existing bus shelter on the property can be enhanced and the traffic study will address safety issues. Ms. Pascarella will address tree sizes. Ms. Driscoll praised the classic design of the buildings. Brick could be used on the 1<sup>st</sup> floors to reflect the Police Station and High School. Sidewalk should include a snow shelf. The site is a good location for an 8-30g development with close proximity to jobs and the high school. Mr. Gilbane stated that a darker color would be considered on the ground floor. Ms. Brummund praised the building designs and suggested the balconies could be more prominent. Mr. Delaney questioned the adequacy of the parking. Mr. Sweeney stated that experience has shown that multi-family housing should not be over-parked to prevent unused spaces and excess pavement. A goal is also to maximize green space. Mr. Delaney stated that the architectural design is appreciated but the building is tall compared to its surroundings; scaling back the design would help. No vote was taken.

Ms. Driscoll motioned to approve the draft 12/14/20 minutes; seconded by Mr. Perkins. The motion was unanimously approved.

Ms. Driscoll motioned to adjourn the meeting; seconded by Mr. Delaney. The motion was unanimously approved. The meeting was adjourned at 7:45PM.

Respectfully submitted,



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Keith A. Brynes, Town Planner