

**ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
February 11, 2019**

The Architectural Design Review Board held a meeting on Monday, February 11, 2019 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

Attending were members, Mollie Burton, Susan Cullen, Christopher Delaney, Michael McKinley Christopher Thorp and Alternates, Leslie Driscoll and Elizabeth Brummund. Members, Bob Birmingham and Mark Comeau were absent. Also present was Town Planner, Keith A. Brynes.

Chairman McKinley called the meeting to order at 6:00PM. Seated for the meeting were the 5 regular members present and alternates, Ms. Driscoll and Ms. Brummund.

Preliminary review of proposed new 3 story restaurant building at 9 Cottrell St., Mystic and new parking lot at 1-3 Haley St., Mystic. Assessor's Map 182-4-3 & 182-4-4A. Applicant / Owner – Whalers Inn RE, LLC.

Attorney, Bill Sweeney, introduced the project which includes a new 3 story restaurant building to replace the former John's Pub on Cottrell St. A new parking lot will replace 2 recently demolished homes on Haley St. This project follows the inn's significant renovation of their historic property. Despite the new restaurant, parking demand will be reduced due to the planned departure of Bravo Bravo restaurant, John's Pub and retail space. A variance to reduce the amount of required parking was granted in 2000. Project Engineer, Norm Thibeault, presented the site plans. Parking lot will include a 25' landscaped buffer. Haley St. entrance / exit will be for emergency access only. Stormwater management will be improved with new underground storage units which can accommodate up to the 100-year storm. A fence, trellis and landscaping are planned for the Haley St. streetscape.

Architect, Paul Larson, presented the building design. Architecture reflects the traditional design of adjacent buildings but with contemporary features. Balconies on the upper stories face to the west and north away from residential neighbors to limit noise. Ground level will include a field stone base. 1st floor will feature hardi-plank siding and grey wood shingles will be used on the upper stories. Hip roof will include a widow's walk structure to house mechanicals. Ms. Cullen requested building material samples at a future meeting. Building was designed to accommodate floodplain requirements and will include a dry flood proofed basement. Parking lot fence will likely be AZAK material with a tongue and groove pattern.

Mr. Thorp stated that with the demolition the homes on Haley St., it is important to knit back the streetscape. A landscape architect should be brought in to enhance the Haley St. design. Designer should focus on the larger elements rather than smaller, decorative features. Ms. Burton felt the building design is too residential and busy. Mr. Delaney felt the design meets the board's design guidelines and the project's objectives. Mr. Thorp recommended rethinking the gravel section of the parking lot. Mr. McKinley stated that the urban scale of the project is important and the urban courtyard quality of the site should be enhanced from both the inside and outside. Design should focus on improving pedestrian connections / experience from the hotel. The fence on Haley St. can be moved behind the landscaping. Mr. Thibeault described site lighting which will be minimal and consist of mostly bollard lights. Ms. Driscoll recommended increasing the size of the kitchen windows on the south side. Mr. Thorp motioned to close discussion; seconded by Mr. Delaney. The motion was unanimously approved.

The Board called for public comment. Rod Desmaris, owner of 11 Cottrell St., stated that his main concern was repairing the Haley St. streetscape which was damaged by the recent demolitions. Building design is

attractive. Jim Santos, 5 Haley St., recommended that a solid wall be added to the rear of the upper floor balcony to mitigate noise. The parking lot fence should be setback from property lines with landscaping on both sides. Drainage overflow onto other properties is a concern. Bill Scheer, 4 Haley St., commented that reflective noise is an issue in this area. Underground infiltration of storm water may lead to more wet basements. Two existing trees are not shown on the site plan and should be kept.

Review of Meeting Minutes

Mr. Thorp motioned to approve the draft 1/7/19 minutes; seconded by Mr. Delaney. The motion was unanimously approved.

Ms. Burton motioned to adjourn the meeting; seconded by Mr. Thorp. Motion was unanimously approved. The meeting was adjourned at 7:45PM.

Respectfully submitted,



Susan Cullen, Secretary