

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

The Architectural Design Review Board held a virtual meeting via WebEx on Monday, March 8, 2021 at 6:00PM. Attending were members, Christopher Delaney, Leslie Driscoll, Breck Perkins and Alternate, Elizabeth Brummund. Members, Michael McKinley, Mark Comeau and Christopher Thorp were absent. Also present was Town Planner, Keith A. Brynes. The meeting was called to order at 6:04PM. Ms. Brummund was seated.

ADRB21-01 Review of exterior building modifications to Big Y Supermarket. Property located at 79 Stonington Rd., Mystic. Assessors Map 153, Block 1, Lot 1. Zone GC-60. Applicant: Phase Zero Design, Inc. Owners: John F. Garbarino & Julie Kagan.

Project architects, Shaughn Thomas and Hernan Pagan introduced the application which updates the exterior of the Big Y supermarket with a streamlined design. The central entrance is enhanced as the main focus. Proposed panels are alucobond composite material panels in various shades of brown. Main columns will feature a stone veneer. Smaller columns will be enclosed in EIFS. The glazing towards the top of the main entrance will be mostly opaque but will let some light in. The existing brick material on the lower level will be maintained. Mr. Thomas stated that they have chosen the best quality of their type and they will be long lasting. The building footprint will not be changing and the existing setbacks in the façade will remain.

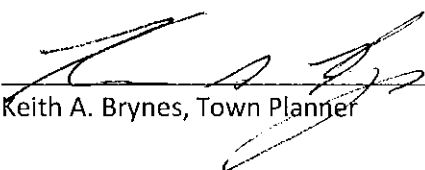
Ms. Driscoll stated that the existing façade looks more like the local vernacular with nods to classical architecture. The proposal appears more generic. Stone should be natural and reflect the granite traditionally used in this area. Ms. Brummund agreed and stated that the new design has more of a “big box” appearance and the paneling has a desert camouflage look. Mr. Perkins suggested keeping the current rooflines. Chris Elliot of Big Y stated that the stone veneer is made from real stone. The Boards concerns are understood and will be presented to company leadership.

Mr. Delaney stated that in some ways the new design is an improvement as the dated façade is in need of modernization. A real stone application is preferred. Ms. Brummund suggested adding glass under the current peaked roofline at the entrance. A new stone pilaster might be added to the right side of the building which now appears more plain and linear. Roofline cornice might be white. The pink shaded stone veneer may clash with the other colors. Mr. Delaney stated that a flat roof could work if it better reflects the local vernacular. Local examples were discussed such as the Coastal Wealth Management building and Whalers Inn. No votes were taken. Tony Coppola of Big Y stated that these plans are similar to new designs in Clinton, CT and Norwood, MA. This is their first pass at a redesign and feedback is welcome.

Mr. Delaney motioned to approve the draft 2/8/21 minutes as corrected; seconded by Ms. Driscoll. The motion was unanimously approved.

The Board discussed amending the ADRB application form to more clearly request information on building materials. Ms. Driscoll motioned to adjourn the meeting; seconded by Mr. Perkins. The motion was unanimously approved. The meeting was adjourned at 7:02PM.

Respectfully submitted,



Keith A. Brynes, Town Planner