

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

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

Attending were members, Christopher Delaney, Michael McKinley and Alternates, Leslie Driscoll and Elizabeth Brummund. Members, Susan Cullen, Mark Comeau and Christopher Thorp 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 2 regular members present and alternates, Ms. Driscoll and Ms. Brummund. First Selectman Rob Simmons addressed the Board praising their volunteer work and offering 3rd party review if needed. Mr. Simmons noted Mollie Burton's resignation from the Board and thanked her for her years of service.

Review of PZ1908ZC – Master Plan / Zone Change Application to rezone several Seaport Marine properties from MC-80 to NDD. Master Plan includes new multi-family residential buildings, hotel, place of assembly, restaurant, marina services building, parking, public boardwalk and related site improvements. Property located at 2, 4, 10 & 18 Washington St. & Willow St., Mystic. Assessor's Map 182, Block 1, Lots 16, 12, 8, 7 & 6. Applicant / Owner – Noank Shipyard, Inc.

Attorney Bill Sweeney introduced the Master Plan / Zone Change application which will be reviewed by the Planning and Zoning Commission this Spring. Specific details such as fully engineered plans, landscaping and final architectural elevations will be included as part of a later Site Plan application. As a Master Plan application, a formal ADRB application is not required at this time but input from the Board is sought.

Project architect, Meg Lyons, described the vision for the redevelopment of the property via a PowerPoint presentation. Of the 11.5 acre site, less than 8 acres are buildable; tidal wetlands encompass much of the balance. The site historically included large manufacturing uses including ship building. A 420' long mill building was present which burned down in the early 20th Century. The Master Plan will include construction of a boutique hotel, marine services building with space for events, restaurant, apartment building, townhouse buildings and multi-family residential. The public boardwalk along Cottrell will be extended from 460' to 875'. Over 20,000SF of public space will be added including a 5,000SF plaza. Parking is provided under many of the buildings which also helps satisfy flood hazard requirements. Lot coverage is reduced from the existing condition. Not accounting for allowable Shared Parking, the project requires approximately 375 spaces with a total of 422 provided (316 on-site and 106 off-site for employees). Much of the parking will be public. Current boat storage and repair will be relocated to the applicant's Noank location. Dilapidated storage buildings will be removed. The existing Allen Spool Mill and the doctor's office on Willow Street are separately owned and are not part of this proposal.

Ms. Lyons described the proposed designs for each of the buildings which were inspired by architectural styles throughout Mystic including the Powerhouse, Main Block and Allen Spool Mill buildings. Lighting will be full cut-off and kept low including bollards. Goal is to continue Mystic River Park streetlights. Main identification sign will be located at Washington Street with discrete lighting. The project promotes "placemaking" – creating a neighborhood that belongs in Mystic. A goal is to transform a site that is currently industrial and private into one with ample public access. A fly-through 3D rendering was shown to the Board. The residential density proposed is under the lowest tier of density allowed in the NDD zone. Applicant, Harry Boardsen, described the bulkheading and dredging proposed which will increase coastal resilience and benefit

the Cottrell Street area. An area of land extending into the water will be removed to create an expanded boat basin. A goal is to clean and reuse the removed land onsite. The development will be constructed in phases which will be specified at a later date with parking provided for each phase. Design goal was to create a transition from the residential neighborhood on Washington St. The apartment building along the river is the tallest at 74' and is located far from existing residences.

Mr. McKinley stated that the applicants should include a landscape architect and/or urban design consultant on their team. The Town may also need input from an urban design consultant when reviewing this project. Mr. McKinley praised the professional approach of the design team. Ms. Driscoll recommended meeting LEED Neighborhood standards and praised the building designs. Multi-family residential buildings should have a more colonial design to better fit in to the existing neighborhood. Mr. Delaney praised the proposal and stated that it meets the Town's Design Guidelines document. Mr. Boardsen stated that complete buildout would take 4-5 years. The application does not include retail uses which he believes should remain closer to E. Main St.

Mr. McKinley summarized the positive consensus of the Board with no major issues noted. No motion was made by the Board.

Review of Meeting Minutes

Ms. Brummond motioned to approve the draft 2/11/19 minutes; seconded by Mr. McKinley. The motion was unanimously approved.

The Board stressed the need for applicants to provide landscaping plans prepared by landscape architects on significant applications with waiver requests limited to minor applications.

Ms. Brummond motioned to adjourn the meeting; seconded by Mr. Delaney. Motion was unanimously approved. The meeting was adjourned at 8:07PM.

Respectfully submitted,



Susan Cullen, Secretary