

**ARCHITECTURAL DESIGN REVIEW BOARD
VIRTUAL MEETING MINUTES
April 12, 2021**

The Architectural Design Review Board held a virtual meeting via WebEx on Monday, April 12, 2021 at 6:00PM. Attending were members, Michael McKinley, Leslie Driscoll, Breck Perkins and Alternate, Elizabeth Brummund. Members, Christopher Delaney, Mark Comeau and Christopher Thorp were absent. Also present was Town Planner, Keith A. Brynes.

The meeting was called to order by Chairman McKinley at 6:08PM. Ms. Brummund was seated.

ADRB 2102 Review of new 2 ½ story mixed use building. Property located at 26 & 38 Old Stonington Rd., Stonington. Assessor's Map 153, Block 2, Lots 2 & 3. Zone GC-60. Applicant - Mark Densmore. Owners – Old Stonington Road LLC & Mark Densmore, Trustee.

Project architect, Russell Sergeant, introduced the application which was before the Board as a preliminary discussion on 7/13/20. At that time the Board requested a landscaping plan by a landscape architect and modifications to the design of the north side of the building, both of which have been provided. A necessary variance was granted by the Zoning Board of Appeals. The variance was appealed by a neighboring property owner and a settlement agreement has been reached.

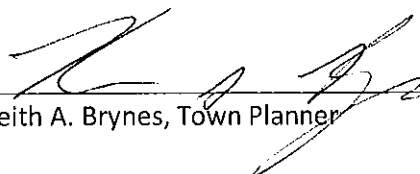
Landscape architect, Brian Kent presented the landscaping plan including includes an evergreen screen along Rt. 1 and the west side of the property. A patio will be created for tenants. Dense screening already exists in the wide Rt. 1 right of way. The existing tree to the northeast of the building will remain. Parking spaces south of the building have been moved to reduce off-site headlight glare.

Mr. Sergeant presented the building plans. North side gables have been reduced in size. Roof mechanicals will be hidden in an enclosure. Main exterior material will be hardi-plank siding with shingle style upper stories. Upper story porches will break up the façade. Colors are undecided at this time. A full basement is not proposed due to ledge limitations.

Ms. Driscoll motioned to recommend approval of the application; seconded by Mr. Perkins. The motion was unanimously approved. Mr. McKinley recommended screening electrical meters using fencing or dense planting.

Ms. Brummund motioned to adjourn the meeting; seconded by Mr. Perkins. The motion was unanimously approved. The meeting was adjourned at 6:40PM.

Respectfully submitted,


Keith A. Brynes, Town Planner