

**ARCHITECTURAL DESIGN REVIEW BOARD**  
**MEETING MINUTES**  
**May 13, 2019**

The Architectural Design Review Board held a meeting on Monday, May 13, 2019 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

Chairman McKinley called the meeting to order at 6:15PM.

**ADRB 19-01.** Review of PZ1905ZC & SPA – Master Plan / Zone Change Application for a zone change to Neighborhood Development District (NDD), and construction of two new hotels, adding a total of 217 new hotel rooms in two buildings totaling 142,170SF. Property located at 6 Coogan Blvd. & Village Farm Rd. / Clara Drive., Mystic. Assessors Map 164, Block 4, Lot 4 & Map 171, Block 2, Lot 1. Zone TC-80. Applicant / Owner – J and H Homewood Suites Mystic, LLC.

Pete Parent, PE, project engineer, presented an overview of the application which includes Master Plan and Site Plan Applications for 2 new hotels behind the existing Holiday Inn Express off Coogan Boulevard, Village Farm Rd. and Clara Drive. Project will be permitted and constructed in phases. Phase 1 consists of a new Homewood Suites hotel. Architectural designs for the Phase 2 hotel are not included at this time and will require additional approval from ADRB and the Planning and Zoning Commission.

Project architect, Christopher Henderson, presented the hotel design which includes a stone base with EIFS upper stories. Specific stone finish can vary. Landscape architect, Elena Pascarella, presented the landscaping plan which includes mostly native, deer resistant plants. Buffers are provided along the south and west sides of the site. The first phase of the project will include all elements but the 2<sup>nd</sup> hotel building which will be a grassed area.

Mr. Thorp stated that the presented site plan is difficult to read with misleading colors. The grade change is abrupt between the site and the lower McQuades property and more of landscaped treatment would benefit this area. Staggering the proposed retaining wall in this area was discussed. Ms. Driscoll recommended breaking up the large parking area between the 3 hotels with additional landscaped islands. Mr. Parent stated that underground stormwater detention in this area would make that difficult. Mr. Comeau stated that due to their location, the hotels may not be very visible from Coogan Blvd. and Rt. 27 but this should be verified through a virtual or physical model. Mr. McKinley stated that the development will be visible from Rt. 95. Ms. Driscoll requested material samples and recommended a granite finish for the stone. Mr. Thorp stated that the fountain grass is inconsistent with the rest of the landscaping plan and that the ground layer should be enhanced with greater density. The southern buffer should appear more natural and not only feature evergreens. The Board requested a phasing plan. Ms. Driscoll recommended natural stone for some of the more visible retaining walls. Mr. McKinley stated that a simple redesign of the hotel's northwest corner could enhance the entire building's appearance. Mr. Comeau recommended investigating a brick walkway connecting all the buildings on the property.

Consensus of the Board was that the application should return for another meeting after addressing the following issues:

1. Include a site plan showing the 1<sup>st</sup> phase only with proposed landscaping site-wide.
2. Correct site graphics.
3. Include design options for exterior materials massing. Consider additional stone veneer and a less formatted / layered design.
4. Include a 3D study for placement in the landscape and with other buildings.
5. Enhance buffers next to McQuades and Coogan Farm.
6. Further develop connections between the 3 hotels where possible.

**Review of Meeting Minutes**

Mr. Thorp motioned to approve the draft 3/11/19 minutes; seconded by Mr. McKinley. The motion was unanimously approved.

Mr. McKinley motioned to adjourn the meeting; seconded by Mr. Thorp. Motion was unanimously approved. The meeting was adjourned at 7:57PM.

Respectfully submitted,



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Susan Cullen, Secretary