

ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
June 10, 2019

The Architectural Design Review Board held a meeting on Monday, June 10, 2019 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

Vice Chairman Thorp called the meeting to order at 6:25PM. Ms. Brummond was seated as a voting member.

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.

This discussion was continued from the May 13, 2019 meeting. Project engineer, Pete Parent, presented modifications to the site plan made per the Board's request. A new walkway with plantings has been added linking the front and rear of the parcel. A break in the underground stormwater units will accommodate plantings. Landscape Architect, Elena Pascarella, presented revised landscaping plans which include additional plantings between the 2 new hotels and enhanced / diversified buffers. Plantings have been added next to the proposed retaining wall on the eastern property line. Architect, Christopher Henderson, presented revised architectural renderings and material samples. Stone to be used on the façade will feature more silver in the color palate. 3D renderings of the hotel from various vantage points were developed. A new phasing plan shows that the site of the Phase 2 hotel will be grassed over but all adjacent improvements, including parking will be constructed during Phase 1. Mr. Parent stated that the retaining wall adjacent to McQuades will not be very prominent. Mr. Thorp recommended adding ivy to the wall.

Mr. Comeau stated that the building has appropriate modulation for a large hotel. Ms. Driscoll stated that the hotel will appear very tall on the hill and the design does not reflect the architectural character of the town. A destination town such as Stonington deserves better architecture. Mr. Thorp recommended bringing the stone façade higher up on the building's front corners. Some stone can be removed on the ground floor in less visible areas to offset the extra cost. Mr. Comeau recommended adding molding and a frieze above the stone. Mr. Thorp stated that his earlier concerns regarding the site and landscaping plans had been met.

Mr. Comeau motioned to approve the application with the stipulation that alternative elevations are submitted that respond to elements of vernacular that have been expressed by the board including pilasters, clapboard siding, freize, cornice development and additional articulation. The Board requests that the Planning and Zoning Commission stipulate additional review of the building by the Board prior to construction. Motion seconded by Ms. Brummond and unanimously approved.

Review of Meeting Minutes

Mr. Comeau motioned to approve the draft 5/13/19 minutes; seconded by Ms. Driscoll. The motion was unanimously approved.

Mr. Thorp motioned to adjourn the meeting; seconded by Mr. Comeau. Motion was unanimously approved. The meeting was adjourned at 7:19PM.

Respectfully submitted,



Susan Cullen, Secretary