

ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
August 9, 2021

The Architectural Design Review Board held a Special Meeting on Monday, August 9, 2021 at 6:00PM at the Pawcatuck Neighborhood Center, 27 Chase St., Pawcatuck. Attending was Chairman, Michael McKinley, members, Christopher Thorp and Breck Perkins, and Alternate, Elizabeth Brummund. Members Mark Comeau, Christopher Delaney and Leslie Driscoll were absent. Also present was Town Planner, Keith A. Brynes.

The meeting was called to order at 6:04PM. Ms. Brummund was seated.

ADRB 2106 Review of proposed renovations to restaurant building at 247 Greenmanville Ave., Mystic. Assessor's Map 171, Block 1, Lot 1A. Zone TC-80. Applicant - Gregg Fedus. Owner – Unicorn Project, LLC.

Project engineer, Gregg Fedus, presented the application. The former Friendly's restaurant will be renovated into a new restaurant with no changes to the number of seats or site layout. Structural repairs are needed so the central roof and walls will be replaced and roof height in this section will be raised approximately 4' in height. The cupola will be replaced. Building siding will be repainted a reddish-brown color and windows will be replaced. Landscaping will remain as is at this time but any changes can be reviewed by the Board in the future. Exterior materials will mostly be painted.

Mr. McKinley requested more information on the new windows, stating that plans are very conceptual. Ms. Brummund recommended that the windows be dressed up. Mr. Fedus stated that simple store front windows are proposed. Mr. Thorp stated that a plan comparing the old and new rooflines would be helpful. Mr. McKinley recommended a rendering showing the Rt. 27 side of the building and asked about the requested waivers. Mr. Fedus stated that building designer is not a licensed architect so a waiver of plans stamped by an architect is requested. Landscaping and site layout are not changing so a waiver of landscaping plans is requested. Mr. Perkins stated that the building serves as a gateway to Mystic and thorough review is warranted.

Mr. McKinley summarized the consensus of the Board that the application return to next month's meeting with more details including a material palette, Rt. 27 rendering and window cut sheet.

ADRB 2105 Review of new 2,670SF, 2 story mixed use building. Property located at 26 Old Stonington Rd, Assessor's Map 153, Block 2, Lot 3. Zone GC-60. Applicant – Russell E. Sergeant, AIA. Owner – Mark Densmore, Trustee.

Project Architect, Russell Sergeant, presented the application. A similar application for a larger building was reviewed and approved by the Board within the past year. The proposal has been downscaled to be located solely on the property of 26 Old Stonington Rd. Landscape Architect, Tim McGee, described the landscaping plan. Evergreen buffers are planned for the west and south sides of the property. Southern buffer is the result of an agreement with a neighbor who appealed the approved setback variance for this project. A detached sign is proposed along Rt. 1 with ornamental grass. Mr. Thorp recommended exploring less of a hard edge along the Rt. 1 side. The lighting plan was reviewed featuring full cut-off lighting.

Mr. Sergeant reviewed the building architecture which includes a hip roof and hardi-plank siding. Fiberglass columns in the previous application are no longer proposed. The building does not fit into a specific style but is in harmony with the area. Mr. McKinley recommended further developing the porch and noted the new Coastal Wealth Management building on Rt. 1 as a good example. Addition of a "support" design feature

could help its appearance. Mr. McKinley stated that the smaller building has a more pleasant appearance than the previous proposal.

ADRB 2107 Review of new 4,080SF office, boat repair and storage building. Property located at 20 Clark St., Pawcatuck. Assessor's Map 5, Block 3, Lot 2. Zone MC-80. Applicant – Richard Lotz. Owner – EOC, Inc.

The application was presented by engineer, Tony Nenna and applicant, Richard Lotz. The applicant is proposing a boat repair and storage facility at the site of the former Emmet Oil Company at 20 Clark St. Soil contamination has been found and will be mitigated through demolition of the northern building, removal of soil and capping the area with new pavement. A new 4,080SF metal-sided building is proposed for boat repair. The eastern driveway will be widened to accommodate boats. Arborvitae screening is proposed along the street and next to the adjacent house. Some existing buffer plantings can also be maintained. A waiver of the requirement for landscape architect plans is requested. An existing culvert through the middle of the site will be rerouted to exit into a new drainage swale along the railroad tracks where it will outlet into the existing inland wetlands onsite. A new block retaining wall of up to 6.5' is proposed between the parking area and wetlands. The wall will mostly be visible from the wooded area onsite. The Inland Wetland and Watercourses Commission recently approved the site plans. Proposed building will have an asymmetrical sloped roof and will be rustic red with brown trim and a light, ash-grey roof. No signage is proposed. Lighting will include wall packs.

Mr. McKinley stated that the existing building is valued as part of the Town's industrial heritage. The application should include plans by a landscape architect to make sure that the development is in keeping with the recent progress in this area. The Board has required LA plans for other industrial projects. Manufacturers plans for a prefabricated building are generally acceptable but more detail is needed. There is not enough information to evaluate the building or site. Mr. Perkins recommended including some design concepts from the remaining building. Garage openings between the old and new buildings should be coordinated. Consensus of the Board was to request additional information including scaled architectural elevations with final design intent for openings and a landscape architect's plan with specific plant materials.

Consideration of amended 2021 Regular Meeting Schedule.

Mr. Perkins motioned to approve the amended 2021 Regular Meeting Schedule which changes meeting locations to the Pawcatuck Neighborhood Center; seconded by Mr. Thorp. The motion was unanimously approved.

Mr. Perkins motioned to approve the 5/10/21 minutes; seconded by Ms. Brummund. The motion was passed unanimously.

The meeting adjourned at 8:11PM.

Respectfully submitted,


Keith A. Brynes, Town Planner