

**ARCHITECTURAL DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
September 13, 2021**

The Architectural Design Review Board held a Special Meeting on Monday, September 13, 2021 at 6:00PM directly outside of the Pawcatuck Neighborhood Center, 27 Chase St., Pawcatuck. Attending was Chairman, Michael McKinley, members, Christopher Thorp, Christopher Delaney, Leslie Driscoll and Breck Perkins, and Alternate Elizabeth Brummund. Member Mark Comeau was absent. Also present was Town Planner, Keith A. Brynes.

The meeting was called to order at 6:05PM. Ms. Brummund was seated.

**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.

Engineer Tony Nenna presented updates to this application which was initially reviewed at the last meeting. Revised site plans show the eastern driveway relocated slightly to the west to accommodate a wider buffer area. A black, chain link security fence has been added around the perimeter of the developed area. New architectural elevations of the existing and proposed buildings have been submitted. Floor plan of the new building shows bays for storage and boat repair as well as a small office area. Renderings of the new building are submitted; main color is crimson red with brown trim. The garage doors of the old and new buildings will be the same color.

Landscape Architect Rebecca Nolan presented the landscaping plans. The buffer on the east side has been extended and plantings will be on the outside of the security fence. A new evergreen hedge and street tree is proposed in front of the existing building. They will attempt to save the existing arborvitae on the west side of the site and will replace them if necessary. In the sloped area long the AMTRAK right of way, a pollinator mix will be planted and mowed twice per year.

Mr. Thorp stated that the landscaping is appropriate and the additional information is appreciated. The proposed hedges may be overly formal and plantings here could be naturalized. Tall plantings under the powerlines are not advised. Mr. Perkins asked about the lot's Mechanic St. frontage. Mr. Nenna stated that there are no plans for this wooded, wetland area.

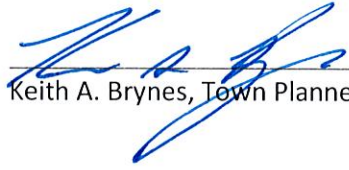
Mr. Delaney motioned to approve the application; seconded by Ms. Brummund. The motion was unanimously approved.

Mr. Thorp motioned to approve the 8/9/21 minutes as corrected; seconded by Mr. McKinley. The motion was passed unanimously.

Mr. McKinley discussed the need to amend the Zoning and Subdivision Regulations to require ADRB review for large developments of duplex housing, such as the recent Birchwood Farms development. Mr. Brynes stated that the Town just issued an RFP for a consultant to comprehensively rewrite the Zoning Regulations. The Board should provide input during this process for issues like this as well as any modifications to the thresholds of which projects required ADRB review.

The meeting adjourned at 6:54PM.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'K. Brynes', is written over a horizontal line.

Keith A. Brynes, Town Planner