

ARCHITECTURAL DESIGN REVIEW BOARD
VIRTUAL MEETING MINUTES
November 9, 2020

The Architectural Design Review Board held a virtual meeting via WebEx on Monday, November 9, 2020 at 6:00PM. Attending were members, Mark Comeau, Christopher Delaney, Leslie Driscoll, Breck Perkins, Christopher Thorp and Alternate, Elizabeth Brummund. Chairman Michael McKinley was absent. Also present was Town Planner, Keith A. Brynes.

Vice Chairman Thorp called the meeting to order at 6:02PM. Ms. Brummund was seated.

ADRB20-07 Review of Planning and Zoning Commission application PZ2023SPA&CAM – Site Plan and Coastal Area Management Applications for construction of ten (10) additional manufactured homes with sheds in the Fair Acres Park per CGS Section 8-30g. Property located at Fair Acres Circle, Assessors Map 164, Block 1, Lot 9. Zone GC-60. Applicant: Garden Homes Management Corp. Owner: Garden Homes Derby Co., LP.

Attorney Mark Branse introduced the application to the Board. This application adds 10 units to the existing Fair Acres Trailer Park off Whitehall Ave. It is being submitted under Section 8-30g of CT General Statutes which allows residential developments with over 33% of dwelling units set aside as affordable to not comply with a municipality's zoning regulations. 33% of the new units will be considered affordable under this statute (a recent court case held that for an existing development, only 33% of the *new* units need to be affordable). The addition of new units at the Fair Acres Park would not otherwise comply with the Town's zoning regulations. New units will all be added in the grass area to the west of the existing commercial office building. Plans also include the paving of a boat launch along the Mystic River. A row of new arborvitae will be added between the new units and Michelle Lane. All new units will be double-wide structures which look similar to typical single family homes. These are mobile manufactured homes which, in practice, rarely move from their locations. Typical unit landscaping is included on submitted plans. Owners are free to change landscaping as would any single family home owners. Each new unit will have its own storage shed and a post light. Porches will face the road on each unit whether sited horizontal or vertical to the street. Siding will extend to the ground without skirting or visible piers.

Mr. Comeau stated that the application serves the goals of providing affordable housing and housing choice in the community. Ms. Driscoll asked whether the new units are eliminating a recreation space for residents. Mr. Branse stated that the park's recreation area is adjacent to the river. This area was always intended by the previous owners to include additional units but the zoning regulations have prohibited them. Ms. Driscoll stated that other trailer parks include enhanced building designs. Mr. Thorp stated that it is difficult to tell on the plans where existing landscaping will be removed vs. maintained. Landscaping should be used to enhance the park's neighborhood feel. Mr. Branse stated that the goal is to maintain the existing pines along Michelle Lane and enhance them with the proposed arborvitae. Mr. Thorp recommended forgoing the arborvitae if the pines can remain as they will not thrive in their shade. The arborvitae at each unit could also be eliminated in favor of shrubbery. Richard Freedman of Garden Homes Management Corp. stated that they also plan on adding smaller fruit trees between every other new home. Mr. Delaney questioned the bump outs shown in the unit photos. Steven Delaporta of Garden Homes stated that they are added to prevent a boxy appearance. Mr. Freedman stated that they add a bay window effect inside the units that residents have appreciated. Ms. Brummund asked about exterior colors. Mr. Freedman stated that the range of colors offered are muted and neither gaudy nor bland. Color samples could be provided to the Board. Mr. Delaney stated that the landscaping changes proposed do not justify the requested waiver of a landscaping plan prepared by a landscape architect. Mr. Branse stated that the surveyor, rather than a landscape architect, needs to locate the existing pines on the plans to better determine whether they can remain. They will return at the next meeting

with a survey and existing conditions plan showing landscaping. Proposed landscaping will be revised as discussed. Mr. Perkins requested manufacturer's catalogue cuts of the units.

Mr. Thorp motioned to table the application until the next meeting; seconded by Mr. Perkins. The motion was unanimously approved.

Review of Meeting Minutes:

Mr. Thorp motioned to approve the 10/19/20 meeting minutes; seconded by Mr. Delaney. The motion was unanimously approved.

Mr. Thorp motioned to adjourn the meeting; seconded by Mr. Perkins. The motion was unanimously approved. The meeting was adjourned at 7:08PM.

Respectfully submitted,



Keith A. Brynes, Town Planner