

**ARCHITECTURAL DESIGN REVIEW BOARD**  
**VIRTUAL MEETING MINUTES**  
**December 14, 2020**

The Architectural Design Review Board held a virtual meeting via WebEx on Monday, December 14, 2020 at 6:00PM. Attending were members, Mark Comeau, Leslie Driscoll, Breck Perkins, Christopher Thorp and Alternate, Elizabeth Brummund. Members Michael McKinley and Christopher Delaney were absent. Also present was Town Planner, Keith A. Brynes.

Vice Chairman Thorp called the meeting to order at 6:01PM. 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.

This application was continued from the previous meeting. Attorney Mark Branse introduced the revised plans to the Board. Plans now include existing landscaping. The existing trees along Michelle Ln. will remain and the proposed arborvitae have been eliminated per the Board's recommendation. One dogwood tree is proposed next to every other new unit. Shrubbery proposed for each unit has been revised per the Board's request. Color choices and building specifications were presented to the Board. Mr. Thorp stated that the revised plans met the Board's requests and questioned whether proposed grading to the north of the new homes would interfere with the existing trees. Mr. Branse stated that any grading in that area would be very minor. Ms. Driscoll stated that she appreciated the changes. The Board delayed a decision until after the 2<sup>nd</sup> application.

**ADRB20-08** Review of expansion of existing Masonic Temple building with associated parking and landscaping and drainage. Property located at 637 Pequot Trail, Stonington. Assessor's Map 72, Block 1, Lot 11. Zone RR-80. Applicant / Owner – Coastal Masonic Temple Corporation of Connecticut, Inc.

The application was presented by landscape architect, Rebecca Nolan, engineer, Sergio Cherenzia and architect, Julia Leeming. This application proposes changes to application ADRB 20-04 which was reviewed by the Board in June. The Board felt strongly that revisions were needed to the site and building plans that would keep the building's historic façade intact. A Special Use Permit application was submitted to the Planning and Zoning Commission and withdrawn. Site plans have been revised to add a formal, paved parking area to the east of the building with gravel overflow spaces elsewhere. Placing parking to the side maintains the front elevation. Existing curb cuts are maintained. The new addition will be added to the east of the current structure and will be setback with an ADA ramp and entrance. A small portico will be added to the front entrance and a stone veneer will be added at the base of the building. Mr. Perkins departed the meeting at 6:30PM. Ms. Nolan presented the planting plan which utilizes low maintenance plantings. Overflow parking along the street will be buffered. A stormwater basin is proposed which was approved by the Wetlands Commission. Ms. Leeming stated the primary exterior material will be CertainTeed siding in either a cedar or natural blend.

Mr. Thorp stated that he appreciated the changes made and asked why the stone veneer was chosen. Ms. Leeming stated that a lodge member is a skilled mason; the feature is not needed since there is no stone on the current structure. Mr. Thorp recommended reconsidering so as to not upstage the building's design. Ms. Nolan clarified that formal parking areas will be paved with overflow areas to be gravel. Ms. Driscoll stated that the changes since the last meeting help retain the building's character and are appreciated.

ADRB 20-07 decision.

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

ADRB 20-08 decision.

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

Review of Meeting Minutes:

Ms. Driscoll motioned to approve the 11/9/20 meeting minutes; seconded by Mr. Comeau. The motion was unanimously approved.

The Board reviewed the 2021 Regular Meeting Schedule with no changes.

Mr. Comeau discussed comments made at a recent meeting by Planning and Zoning Commission member, Lynn Conway, that he felt inappropriately criticized the designs of recent developments such as Bravo Bravo and the Coastal Wealth Management Building. Members recommended better communication between the 2 boards.

Mr. Thorp motioned to adjourn the meeting; seconded by Ms. Driscoll. The motion was unanimously approved. The meeting was adjourned at 7:07PM.

Respectfully submitted,

  
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Keith A. Brynes, Town Planner