

ARCHITECTURAL DESIGN REVIEW BOARD
VIRTUAL MEETING MINUTES
May 18, 2020

The Architectural Design Review Board held a virtual meeting via WebEx on Monday, May 18, 2020 at 6:00PM. Attending were members, Michael McKinley, Christopher Thorp, Christopher Delaney, Leslie Driscoll and Mark Comeau. Alternates, George Wingblade and Elizabeth Brummund were absent. Also present was Town Planner, Keith A. Brynes. Chairman, McKinley called the meeting to order at 6:05PM.

ADRB 20-03. Review of Planning and Zoning Commission Application #PZ2007SUP – Special Use Permit application for construction of 2 mini-warehouse storage facilities (17,920± square feet & 14,400± square feet), with associated parking, landscaping, and drainage. Property located at 30 & 40 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lots 2D & 2E. Zones M-1 & RR-80. Applicant / Owner – 30 Extrusion LLC.

Project engineer, Sergio Cherenzia, introduced the application and presented the site plan. This application will extend the existing self-storage facility at 30 Extrusion Drive onto the adjacent property at 40 Extrusion Drive. New development will consist of 2 single story buildings (17,920SF and 14,400SF), gravel parking areas, stormwater management basins and landscaping. The existing driveways for 30 Extrusion Drive will also serve this phase. The internal property line will be eliminated to accommodate the development. Plans were recently approved by the Inland Wetlands and Watercourses Commission.

Architect, Julia Leeming presented the building designs which will mirror the existing warehouses with harbor grey siding and matching roof color and pitch. Buildings are climate controlled with few roll up doors. Landscape Architect, Hali Beckman, presented the planting plan which includes 2,000SF of landscaped areas for 300SF of new parking. The same ornamental steel gate and plantings will be used for this phase of the development. Street trees will be added along Constitution Drive. Landscaping will be more natural in appearance near the sand filter.

Ms. Driscoll asked about the landscaping at the existing units which appears sparse. Applicant, CJ Bardy, stated that many plantings did not survive and were removed. These will be replaced this season.

Mr. McKinley stated that the project is a good fit for the area and is cohesive with the first phase. Mr. Comeau noted that the development is barely noticeable from Rt. 1. Ms. Driscoll praised the appearance of the existing facility.

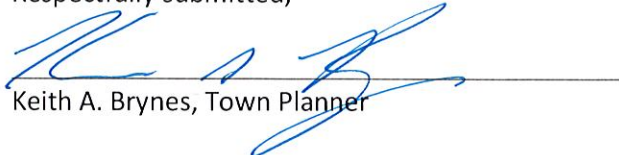
Mr. Comeau motioned to approve the application as presented; seconded by Ms. Driscoll. The motion was unanimously approved.

Review of Meeting Minutes:

Ms. Driscoll motioned to approve the minutes of the 2/10/20 meeting; seconded by Mr. Delaney. The motion was unanimously approved.

Mr. Comeau motioned to adjourn the meeting; seconded by Ms. Driscoll. Motion was unanimously approved. The meeting was adjourned at 6:48PM.

Respectfully submitted,


Keith A. Brynes, Town Planner