

**ARCHITECTURAL DESIGN REVIEW BOARD
VIRTUAL MEETING MINUTES
May 10, 2021**

The Architectural Design Review Board held a virtual meeting via WebEx on Monday, May 10, 2021 at 6:00PM. Attending were members, Mark Comeau, Christopher Delaney, Leslie Driscoll, Breck Perkins and Alternate, Elizabeth Brummund. Members, Michael McKinley and Christopher Thorp were absent. Also present was Town Planner, Keith A. Brynes.

The meeting was called to order at 6:01PM. Ms. Brummund was seated.

ADRB 2101 Review of exterior building modifications to Big Y Supermarket. Property located at 79 Stonington Rd., Mystic. Assessors Map 153, Block 1, Lot 1. Zone GC-60. Applicant: Phase Zero Design, Inc. Owners: John F. Garbarino & Julie Kagan.

Architect, Shaughn Thomas, presented the modified building elevations that address the Board's 3/8/21 comments. Modified plans will simply paint over the existing exterior materials and replace signage. Mr. Brynes stated that technically, painting and signage no longer require either ADRB or PZC approval. Ms. Driscoll praised the new plans. Ms. Brummund stated that the design is a more pleasing modernization of the façade. Mr. Perkins recommended balancing the fenestration by extending the storefront windows to the right to break up the blank wall. Mr. Thomas stated that they can consider this change. Ms. Driscoll motioned to accept the design as presented; seconded by Ms. Brummund. The motion was unanimously approved.

ADRB 2103 Review of new restroom and catering buildings at Stone Acres Farm. Property located at 381 N. Main St., Stonington. Assessor's Map 81, Block 1, Lot 2. Zone AHD. Applicant / Owner – Stone Acres Farm, LLC.

Architect, Julia Leeming, introduced the application for new restroom and catering buildings at Stone Acres Farm. Plans have not changed much since the Board's preliminary review on 2/8/21 with most changes related to utilities and grading. Landscape Architect, Adrian Nial, stated that necessary grading is designed to appear natural. The rock formation known as "Elephant Rock" will be preserved. The end of stonewalls will be rebuilt. The existing walk next to the stone wall will be preserved and a new east-west path will be developed. Meadows and fields will be maintained and restored and landscaping materials are based on what is existing at the farm. Ms. Leeming presented the proposed building elevations. The designs are agricultural in appearance and based on an existing small barn on the site. Buildings feature barn doors with large openings on both sides and views through the center. Lighting will be the minimum needed for safety along paths. The catering building does not include a kitchen and functions as a shelter with utilities for event caterers. Ms. Driscoll stated the proposal is well thought out and provides interesting sightlines along the pathways.

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

ADRB 2104 Review of Planning and Zoning Commission application PZ2113SUP & CAM - Special Use Permit and Coastal Area Management Review applications for the demolition and rebuild of the St. Patrick Church Parish Center, including a 1,500 square foot addition and a small addition to the rear of the church sacristy. Property located at 33-35 East Main St. Mystic. Assessor's Map 174, Block 6, Lot 5. Zone RH-10. Applicant / Owner – St. Patrick's Church Corp.

Project engineer, Sergio Cherenzia, introduced the proposal to demolish and rebuild the St. Patrick's Parish Center. The new center will have a slightly larger footprint and will connect to the church building. The new building and connection will improve flows for users. The new building will be closer to E. Main St. but will remain recessed compared to the church. The lot line between the 2 properties will be eliminated.

Architect, John Doyle, presented the building plans. The goal was to develop a design that fits better with the historic church than does the existing mid-century building. A new drop off is included in the rear parking lot and a side terrace is added. Building massing has been broken down compared to the existing structure and better meets the scale of the adjacent Shamrock House. The church will remain the prominent structure. The new center will be closer to the street grade and will present a more welcoming appearance. If funds permit, the church building will be reshingled to return to the original 1909 design. This application also includes a small sacristy addition to the rear of the church building. Church mechanicals will be moved to the roof to protect from flooding. Mechanicals for the new center will be located in a roof well, hidden from view. The center's non-conforming setback will not be increased. The pitched roof offers less of a visual impact on the surrounding buildings. The center will feature hardi-plank siding and neutral colors. Stone will be used for small parts of the base.

Landscape Architect, Rebecca Nolan, presented landscaping plans which were designed to enhance the streetscape and connect the 3 buildings. The intent is to keep adjacent large trees. The western buffer next to the residential property will be maintained and enhanced with a new fence. The dumpster area will be redesigned and screened. 2 street trees and a new garden area will be added to the rear. The plaza along E. Main St. will be opened up to allow for more activity such as socializing after events, sitting and possibly Mystic Art Festival displays. A small, private landscaped alley has been designed between the center and church.

Mr. Perkins stated that the plans are very thorough and asked which side is considered the main entrance. Mr. Doyle answered both the front and rear depending on the activity. Paul Sartor of the St. Patrick's Building Committee stated that parish offices will be moving from across the street to the center. Ms. Driscoll expressed concern that the front lawn will be reduced in depth by approximately 30' with less room for congregating after events. Mr. Doyle stated that extra building space was needed, particularly for ADA connectivity, and that extra width was added to the paved area. The front plantings could be reduced in favor of lawn space. Mr. Sartor stated that people typically do not congregate on the grass and usually spread to the east. Mr. Perkins recommended adding a handicap ramp to the front of the building – rear accommodations may be inconvenient for users and may not be allowed per ADA regulations. Ms. Driscoll stated that the new center design enhances symmetry with the church and the new rooflines are an improvement. Mr. Perkins asked about the existing and proposed elevation heights. Mr. Cherenzia replied that the grade of the walkway is elevation 4.8', building finished floor elevation is 8' and the FEMA Base Flood Elevation is 11'; the new building will be floodproofed and code compliant. Mr. Sartor explained that the church explored the options related to handicap access and decided that the rear entrance gets used more by the parishioners and has on-site parking and drop off area. Mr. Comeau praised the limited massing of the center considering its large footprint. Plans represent an improvement from the Church St. side which he sees as the primary entrance of most users.

Mr. Comeau motioned to approve the application as submitted; seconded by Mr. Delaney. The motion was approved 4-0-1. Comeau – approve; Delaney – approve; Driscoll – approve; Brummund – approve; Perkins – abstain.

Mr. Perkins motioned to approve the 3/8/21 and 4/12/21 minutes; seconded by Ms. Brummund. The motion was passed unanimously.

Mr. Brynes stated that starting in June the Board’s meetings will be in-person at the Pawcatuck Neighborhood Center on Chase St.

The meeting adjourned at 7:50PM.

Respectfully submitted,



Keith A. Brynes, Town Planner