

**ARCHITECTURAL DESIGN REVIEW BOARD
VIRTUAL MEETING MINUTES
June 8, 2020**

The Architectural Design Review Board held a virtual meeting via WebEx on Monday, June 8, 2020 at 6:00PM. Attending were members, Michael McKinley, Christopher Delaney, Leslie Driscoll and Alternate, Elizabeth Brummund. Members Mark Comeau and Christopher Thorp were absent. Also present was Town Planner, Keith A. Brynes. Chairman McKinley called the meeting to order at 6:09PM.

Mr. Brynes noted the resignation of alternate, George Wingblade, from the board. Ms. Brummund was seated for the meeting.

ADRB 20-04. Review of Planning and Zoning Commission Application #PZ2011SUP – Special Use Permit application for expansion of existing Masonic Temple building by 2,280SF (total of 4,440SF) with associated parking, 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.

Project engineer, Robert Pfanner, presented the application to the Board. The project roughly doubles the footprint of the existing structure. The Masonic Temple is used for member meetings and other events approximately once or twice a month. Existing unpaved parking areas will be expanded and formalized. New landscaping will consist of shrubs in front of the building in order to limit maintenance on this building which is not consistently occupied. The entire structure will be resided and the roof will be replaced. Details on the stone work are undecided at this time. Waivers are requested for an architect and landscape architect stamp on the submitted building and site plans.

Mr. McKinley stated that there is usually a good reason for requiring architect and landscape architect involvement. An architect’s input would be valuable to understand the historic context and scale of this civic building. Mr. Brynes stated that the zoning requirements for parking lot landscaping are uncertain at this time due to the unclear location of the existing parking spaces. Ms. Driscoll noted that a significant amount of exposed concrete is visible from various sides of the building elevations. Mr. McKinley stated that the proposal would be a poor example for Pequot Trail. The existing volume of the structure should be preserved and added onto. The parking lot design is reminiscent of a strip mall rather than a civic building. Additional building and site details were requested. Mr. Driscoll stated that low maintenance plantings should be provided. Mr. McKinley stated that the building may be older than the 1930’s and the current design is more reminiscent of a nursing home or day care building. Consensus of the Board was that the application should be redesigned and return at a future meeting. No vote was taken.

Review of Meeting Minutes:

Mr. McKinley motioned to approve the minutes of the 5/11/20 meeting; seconded by Mr. Delaney. The motion was approved 3-0-1. McKinley – approve; Delaney – approve; Driscoll – approve; Brummund – abstain.

Mr. McKinley motioned to adjourn the meeting; seconded by Mr. Delaney. Motion was unanimously approved. The meeting was adjourned at 6:53PM.

Respectfully submitted,


Keith A. Brynes, Town Planner