

**ARCHITECTURAL DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
January 7, 2019**

The Architectural Design Review Board held a Special Meeting on Monday, January 7, 2019 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

Attending were members, Susan Cullen, Christopher Delaney, Christopher Thorp and Alternates, Leslie Driscoll and Elizabeth Brummund. Members, Michael McKinley, Mollie Burton, Bob Birmingham and Mark Comeau were absent. Also present was Town Planner, Keith A. Brynes.

Vice Chairman Thorp called the meeting to order at 6:05PM. Seated for the meeting were the 3 regular members present and alternates, Ms. Driscoll and Ms. Brummund.

**ADRB 18-08** Review of proposed 50-unit townhouse development. Property located on Perkins Farm Dr. (off Jerry Browne Rd.), Mystic. Assessor's Map 134, Block 3, Lot 3. Zone GDD. Applicant – EG Homes, LLC. Owner – Lattizori Development, LLC.

This application was continued from the previous meeting. Matthew Gilchrist of EG Home provided an overview of the development which includes 50 dwelling units in townhouse and duplex buildings. Layout is unchanged from the last meeting.

Landscape Architect, Suzanne Schore, presented the landscaping plan, which included new details and cross sections requested by the Board. Details were provided for plantings in front of units. Beyond the rear lawns will be an unmowed conservation mix and a layer of shrubs near the rear buffer. After site clearing, a more specific planting plan will be developed for the buffer which conforms to the Greenway Development District buffer requirements. This process will better analyze which areas need the most screening. An area of tree clearing will be required for stormwater management leading to the road; this is not shown on the plans. An evergreen is proposed behind buildings to screen rear decks.

Mr. Thorp stated that rear evergreens appear awkward compared to the rest of the landscaping. Mr. Schore stated that the specific types of evergreens can be used to prevent uniformity. Ms. Driscoll questioned whether plantings could screen the sides of buildings. Mr. Gilchrist replied that these narrow spaces must fit meters and accommodate mowing. No dumpsters will be required. Ms. Brummund recommended additional benches throughout the central green.

Architect, Ray Sullivan, presented modifications to the building plans and new 3D perspectives. The roof slopes of the townhouse buildings and slopes of front gables were reduced to soften their appearance per the Board's suggestion. Roof height of the townhouses varies to reduce perceived massing. To prevent uniformity, 4 colors will be used in addition to varying materials and set back sections of buildings. Material samples were presented. Consensus of the Board was that the stone veneer should reflect a field stone look with a more natural shape and lighter color palate. Real stone should be used if possible. Mr. Delaney questioned the linear arrangement of the buildings and recommended slightly staggering the duplexes on the south side.

Ms. Cullen motioned to approve the application with 2 stipulations; seconded by Mr. Delaney. The motion was unanimously approved.

Stipulations:

1. Shift southern line of buildings to include approximately 3' – 4' undulations to break up uniformity of the massing.
2. Natural stone is preferred for building materials. If man-made is used, uniform lighter grey or taupe colors with traditional stone masonry techniques and uniform styles are recommended.

**Discussion of approved Zoning Regulation PZ1829RA regarding Accessory Dwelling Units.**

Mr. Brynes summarized modifications to the Accessory Dwelling Unit regulations recently adopted by the Planning and Zoning Commission. Regulations now require the Board's review of newly constructed detached accessory dwelling units.

**Review of Meeting Minutes**

Mr. Thorp motioned to approve the draft 12/10/18 minutes; seconded by Ms. Driscoll. The motion was unanimously approved.

Ms. Driscoll motioned to adjourn the meeting; seconded by Mr. Delaney. Motion was unanimously approved. The meeting was adjourned at 7:35PM.

Respectfully submitted,

  
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Susan Cullen, Secretary