

**ARCHITECTURAL DESIGN REVIEW BOARD  
REGULAR MEETING MINUTES  
January 9, 2017**

The Architectural Design Review Board held a regular meeting on Monday, January 9, 2017 at 6:00pm at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

Chairman McKinley called the meeting to order at 6:02pm.

**ADRB 16-07** - Review of Planning and Zoning Commission Application #PZ1626ZC, Master Plan/Zoning Map Amendment Application for the revision of an existing Industrial Heritage Re-Use District (IHRD-2) approval to include 42 multi-family dwellings in 7 individual structures and a separate, one-story, 8-car garage. Property located at 2 Harry Austin Drive, Mystic. Assessor's Map 160, Block 4, Lot 8. Zone IHRD-2. Applicant - Greylock Property Group, LLC. Owner – Edgewood Mac, LLC.

Representing the application were Attorney, William Sweeney, Architect, Matt Williams, Engineer, Greg Fedus, Eric Burns and Dave Navarro of Greylock Property Management.

Attorney Sweeney introduced the project including the history of the site and previous development proposals. The current proposal is for 42 units in 7 buildings on an 5.5 acre site which was previously home to a mill. In 2005 the site was rezoned to IHRD (Industrial Heritage Reuse District) and a Master Plan and Site Plan were approved for 55 units. Contamination was to be remediated on this brownfield site. With the exception of one wall, the mill was demolished and some contamination was remediated. However, the development was never constructed due to the downturn in the real estate market. A 2014 plan was denied by PZC due to concerns over the imposing massing and height of that proposal. The development team has met with neighbors who opposed the previous proposal and their comments have informed the new layout. The current proposal by new applicants, Greylock Property Management, reduces the number of units from 55 to 42, reduces the number of stories from 5 to 3 and the height from 53' to 46'. The overall square footage is reduced from its original 177,000sf to approximately 120,000sf. While the intent of the original 2005 plan was to reuse the remaining wall and tower of the mill, the wall is not salvageable after 10 years. Plans propose reusing the bricks from the wall in some manner. As a Master Plan application, this design does not include fully engineered plans or landscaping plans. These details will be reviewed by the Board during the Site Plan stage.

Architect, Matt Williams, presented the site plan and building designs. The 7 buildings will be built around a center greenspace. A primary focus was creating an attractive streetscape along Harry Austin Drive, which is the most visible part of the development. Massing along this street was reduced by lowering building heights, setting the buildings back, angling the buildings and designing a stone wall along the street. Buildings are designed with a "transitional shingle" style. Exterior

materials are vinyl shingles with a lower level stone veneer. Decks and porches use a simple heavy timber style for a waterfront feel. Vehicular access will be located to the east of the site to reduce conflict with YMCA traffic.

Mr. Thorp stated that the site layout seems random and that the applicants should work to improve the neighborhood feel of the site. Mr. Comeau suggested considering relocating the driveway to exterior of the western 3 buildings. Mr. Birmingham asked about recreational features in the center open space. Mr. Navarro stated that the amount of open space on the site is small but it is immediately adjacent to substantial amounts of recreation including Williams Beach, the YMCA and its ballfields.

Mr. Thorp suggested enhancing the site's organization as a coherent space and recommended against a prominent monument to the former mill. Consensus of the Board was that while some reuse of the mill's bricks may be a positive feature, the new development should create an aesthetic of its own and not replicate mill design. Mr. Thorp recommended considering moving the site entrance to provide more of a buffer from the medical office building planned on the adjacent property. Mr. Comeau recommended against overdesigning the center open space or filling it with amenities; residents would appreciate simple, usable open space.

Mr. McKinley praised the simplicity of the architectural design and recommended enhancing the pedestrian connections to the YMCA.

Mr. McKinley summarized the Board's comments as follows:

- The Board comments the architectural character such as the simplicity of the shingle style, materials and building massing.
- Further development is needed regarding the character of the site, location and number of site entrances, vehicular and pedestrian circulation routes and interconnection with the YMCA.
- The Board will look at plant materials in further detail as they inform larger design ideas.
- Presentation of site cross sections will be reviewed in further detail.
- The Board recommends against a monument to the former mill.

Mr. McKinley will draft a report on this application for members to review.

Mr. Comeau motioned to adjourn the meeting; seconded by Mr. Birmingham. The motion was unanimously approved. The meeting adjourned at 7:30PM.

Respectfully submitted,



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Susan Cullen, Secretary