

**ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
February 26, 2018**

The Architectural Design Review Board held a special meeting on Monday, February 26, 2018 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

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

ADRB 18-01 – Review of Site Plan Application for Phase 1 of Approved Perkins Farm Master Plan consisting of a 121 unit residential building. Property located at Jerry Browne Rd., Mystic. Assessor's Map 134, Block 2, Lot 2G; Block 3, Lots 2, 2A, 2B, 2C, 2D, 2E,2F, 2H, 2I, 2J, 2K, 2L, 2M, 2N & A; Map 150, Block 2, Lots 1, 1A, 1B, 1C, 1D, 1I, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, A & B. Zone GDD. Applicant – Mystic Apartments, LLC / Owner – Lattizori Development, LLC.

Michael Cegan, project landscape architect, presented an overview of the proposal. This property falls under the new Greenway Development District (GDD) floating zone. A Master Plan, which showed locations of planned buildings and uses was approved by the Planning and Zoning Commission and ADRB in 2017. The current application is for the more detailed Site Plan application for Phase 1 of the Perkins Farm Campus which consists of a 121 unit multi-family residential building. This phase was recently approved by the Inland Wetlands Commission. The Master Plan consists of 4 different "subzones" which include the multi-family development, residential townhouses, a medical office portion and preserved open space which consists of over 50% of the entire property.

Mr. Cegan presented the location of stone walls and hedgerows to remain. Invasive species are extensive throughout the site and will be programmatically removed and replaced with native species including native meadow plantings. Proposed residential building is 4 stories and is designed to face east towards Avalonia open space. Walkways will link these residences to other parts of the Perkins Farm campus. Conceptual signage includes 2 main signs at the entrances to the campus with smaller signs at the internal entrances to the subzones. Stone walls that need to be removed for access will be reused in monument signs. Site lighting will consist of a simple design and be Dark Sky compliant. This portion of the site is at a higher elevation than Jerry Browne Road. However, due to tree cover, the building will be virtually hidden from the street. Visibility from Rt. 95 will not be significant. An acoustical consultant was hired to help mitigate the effects of highway noise. Planned garages and Norway Spruce plantings will help buffer from the highway.

Mr. Thorp recommended clustering the trees proposed for the meadow south of the building. Mr. Birmingham asked about project phasing. Applicant, David Lattizori, stated that buildout for the entire campus would take approximately 5 years and would be done in phases. Commitments are close with a medical entity that would occupy the 2nd phase of the project. Gateway Medical Center in Glastonbury is a good example of a similar medical office and residential campus. Apartments will not be age restricted but are designed to appeal to seniors with elevators and hotel-style services. Mr. McKinley recommended using the garages as an opportunity to enhance the site's design. Mr. Birmingham recommended constructing all of the walking trails during Phase 1 or bonding for the completion of trails. Mr. Lattizori discussed his efforts meeting with local land trusts to promote connectivity of surrounding open space.

Project architect, Tim Wentz, presented the building design. The massing of the large building is broken up with ample windows, varied colors and off-set walls. Design features extend to all sides. Mechanicals are hidden in a recessed roof well. Mr. Delaney asked if there is a 3D rendering to show perspective. Mr. Lattizori responded that the massing and form have not changed since the Board's review of the Master Plan application which included views from the street and highway. Mr. Thorp stated that the building design appears chaotic and could use a more consistent language. Mr. McKinley stressed the need for 3D views of the building with screening to help judge its design and impact. Mr. Wentz stated that the design is similar to the new Sound at Gateway Commons development he designed in East Lyme. Mr. Lattizori stated that the more modern building design proposed during the Master Plan process was met with negative feedback from potential renters. Ms. Driscoll asked about the views from Rt. 95 as this development would be one of the few visible buildings in the area. Mr. Delaney praised the building design but recommended a redesign of the main entrance features to better work with the traditional design.

Mr. Thorp departed the meeting. Exterior materials are vinyl siding and railings are PVC for low maintenance. Mr. Wentz stated that vinyl products have improved over the years. The building will be energy certified; a low maintenance exterior is desired. Mr. Birmingham stated that the building design is too busy.

Consensus of the Board was that a perspective view of the building is necessary which would be reviewed at another meeting. Desired view was 30 – 50 degrees off the central axis to the main entrance. Existing photo based views from the street and highway do not need to be modified. The Board agreed that their March meeting could be delayed a week to March 19th to provide additional time.

Review of Meeting Minutes:

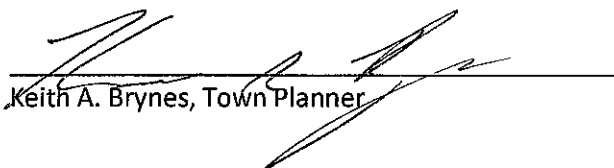
Ms. Burton motioned to approve the draft minutes of the 11/14/17 meeting; seconded by Mr. Delaney. The motion was unanimously approved.

Adoption of 2018 Regular Meeting Schedule

The Board's 2018 Regular Meeting Schedule will continue to be the 2nd Monday of every month, 6:00PM at the Lower Level Meeting Room of Town Hall. (See schedule filed with Town Clerk for exceptions.)

Mr. Birmingham motioned to adjourn the meeting; seconded by Mr. McKinley. The meeting was adjourned at 7:56PM.

Respectfully submitted,



Keith A. Brynes, Town Planner