

**ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
March 14, 2018**

The Architectural Design Review Board held a special meeting on Monday, March 14, 2018 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

Attending were members, Bob Birmingham, Mollie Burton, Christopher Delaney, Christopher Thorp and Alternate, Leslie Driscoll. Members, Michael McKinley, Susan Cullen and Mark Comeau were absent. Also present was Town Planner, Keith A. Brynes. Acting Chair, Christopher Thorp called the meeting to order at 6:05PM.

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.

Review of this application was continued from the 2/26/18 meeting. Project architect, Tim Wentz, presented the new 3D perspective requested by the Board. The windows over the main entrance are simplified per the Board’s request. Pictures of similar projects designed by Mr. Wentz were presented including the Sound at Gateway Commons in East Lyme. Samples of vinyl lap and shake siding were presented. Subtle differences in color are used to break up the massing. Roof will consist of dark grey architectural shingles. Unit condensers are very small and will be located on each unit balcony. Others will be located in a recessed area of the roof or to the rear of the building. Utility meters will be located inside the building. The project is designed to be National Green Building Standard Certified. Mr. Birmingham recommended bonding for each phase of the development with the entire road bonded. Ms. Driscoll arrived at 6:20PM. Ms. Burton praised the new rendering. Mr. Birmingham motioned to approve the application with the stipulation that the property is bonded by phase. The motion did not receive a second.

Mr. Delaney stated that although the 3D rendering is an improvement, the exterior building materials should be of a better quality. He is supportive of the general building design. Applicant, David Lattizori, stated that cost and maintenance issues are a factor in the material selection. Ms. Driscoll stated that the changes made to the building are an improvement; Mr. Thorp praised the simplifications in the rendering.

Ms. Burton motioned to approve the application; seconded by Ms. Driscoll. The motion was unanimously approved.

Review of Meeting Minutes: Mr. Birmingham motioned to approve the draft minutes of the 2/26/18 meeting; seconded by Ms. Burton. The motion was unanimously approved.

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

Respectfully submitted,



Susan Cullen, Secretary