

**ARCHITECTURAL DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
May 8, 2017**

The Architectural Design Review Board held a regular meeting on Monday, May 8, 2017 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

Attending were members, Bob Birmingham, Susan Cullen, Mollie Burton, Christopher Delaney and Michael McKinley. Members Mark Comeau and Christopher Thorp were absent. Also present were Town Planner, Keith A. Brynes and Director of Planning, Jason Vincent.

Chairman McKinley called the meeting to order at 6:04PM.

ADRB 17-02 – Review of proposed 7,471SF new mixed use building at 17-19 E Main Street, Mystic. Assessor's Map 174, Block 2, Lot 4. Zone DB-5. Applicant Mark Comeau. Owner – KAC Realty, LLC.

Representing the application were owner, Angela Kanabis, and structural engineer, Frank Marafioti, P.E. The proposed building will feature a restaurant on the 1st floor and residential units on the upper stories. The site plan is similar to one approved by the ADRB and PZC in 2011 (PZ1113SUP&CAM). Changes include a larger building size and modified building design which is less residential in appearance. No additional impervious area is being added. The building features a modern take on traditional design that speaks to the street with outdoor dining at street level. A request for Shared Parking will be submitted to the Planning and Zoning Commission. The center island proposed for the parking lot will be removed in favor of landscaped buffers along the perimeter. The 1st floor will be above the FEMA base flood elevation. Ms. Kanabis stated that the landscaping plan will consist mainly of a simple selection of evergreens.

Ms. Burton questioned features of the building design. Board members generally felt that the building conforms well to its village surroundings.

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

Review of proposed revision to Architectural Design Review Board Ordinance to add 2 alternate members.

Mr. Brynes summarized the proposed amendment to the Board's ordinance which would add 2 alternate members. The revisions are due to be considered by the Board of Selectmen at their 6/14/17 meeting and possibly scheduled for Town Meeting approval on 6/27/17. A member of the Board will attend the Selectmen's meeting to support the ordinance.

Mr. Birmingham motioned to support the proposed revisions to the Board's Ordinance that would add 2 alternate members; seconded by Ms. Burton. The motion was unanimously approved.

The Board discussed issues with site and building design along the Route 1 Corridor between Downtown Pawcatuck and the High School. The Board may recommend design guidelines for this area to the Planning and Zoning Commission.

Review of Meeting Minutes.

Ms. Burton motioned to approve the draft minutes of the 11/29/16 meeting; seconded by Mr. McKinley. The motion was unanimously approved.

Ms. Burton motioned to approve the draft minutes of the 1/9/17 meeting; seconded by Mr. McKinley. Motion was unanimously approved.

Mr. Birmingham motioned to adjourn the meeting; seconded by Ms. Burton. The meeting was adjourned at 7:03PM.

Respectfully submitted,



Susan Cullen, Secretary