

ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
July 16, 2018

The Architectural Design Review Board held a Special Meeting on Monday, July 16, 2018 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

Chairman McKinley called the meeting to order at 6:05PM. Seated for the meeting were the 5 regular members present and Ms. Driscoll.

ADRB 18-03 – Review of Planning and Zoning Commission Application **PZ1817SD, SUP & GPP** – Subdivision, Special Use Permit, & Groundwater Protection Permit applications for re-subdivision of a 7.7± acre parcel, and construction of a 25,206 SF medical office building with associated parking and site improvements. Property located at 350 Liberty St., Pawcatuck. Assessors Map 17 Block 1 Lot 13. Zones CS-5 & RM-20. Applicant – Readco, LLC. Owner – People’s United Bank.

Mr. McKinley summarized the Board’s comments during the previous meeting on 7/9/18. The Board’s consensus at that meeting was that the design should balance the intent for brand recognition with local architectural character. Architect, Nicholas Michnevitz, summarized the submitted revisions to the building design. The design goal was to soften the façade for a less institutional look. Changes include replacing brick with architectural stone, a new overhanging eave featuring a pent roof with architectural shingles and EIFS material replaced with metal panels for a higher quality appearance that contrasts with the stone.

Mr. Birmingham stated that his original objections remain as these are small revisions. This location is an entrance to a tourist community and the design would detract from the community’s image. The newly approved Zoning Attorney Ted Ladwig, representing the applicant, stated that the design reflects a 21st century medical facility. Mr. Comeau stated that the stone façade responds to the Savings Institute on Liberty St. It is his preference to not create false pretense with forced colonial elements. Mr. Michnevitz responded that this would be the most attractive building on the street. Mr. McKinley stated that good architecture can be modern and can identify a building’s use; new colonial style construction can degrade history.

Mr. McKinley asked about the dark color of the stone. Mr. Michnevitz stated that it reflects Hartford Health Care’s preferred color palate, would contrast well with the metal panels and would appear lighter in the sun. Ms. Driscoll stated that the revisions are a vast improvement over the original. Mr. McKinley reiterated the Board’s previous comments on the site plan and landscaping. Mr. Birmingham recommended posting of a bond to guarantee the applicant’s care of the northern half of the property.

Mr. Birmingham motioned to recommend that Readco further develop the design based on the comments received as a box design is not appropriate. No second was received; the motion failed.

Mr. Comeau motioned to approve the application as revised with the following stipulations:

1. The Board will review the final elevations and building materials after Planning and Zoning approval; review will include photos of buildings with similar products.
2. Approval includes the following site plan modifications:
 - a. Removal of curb cuts to the north parcel until that portion of the site is developed.

- b. Address landscaping along the northern edge of the development parcel.
- c. Add landscaping along the retaining wall and on the rear slope.
- d. Modify species based on sun exposure.
- e. Address landscaping throughout the north side of the site prior to its further development.

The motion was seconded by Ms. Burton. Motion was approved 5-1.

Roll call: Mr. McKinley – in favor, Mr. Comeau – in favor, Mr. Delaney – in favor, Ms. Burton – in favor, Ms. Driscoll – in favor, Mr. Birmingham – against.

Mr. Birmingham stated that the applicants should be ashamed of themselves for bringing this proposal before the town. He expressed his disapproval with the Board's vote, stated that he will write a personal letter of opposition to the Planning and Zoning Commission and that he may never return to the Board. Mr. Birmingham departed the meeting.

The Board recommended that future significant applications come to the Board prior to Planning and Zoning submission. Members discussed a possible meeting with the Planning and Zoning Commission early in the fall to discuss the review process.

Ms. Burton motioned to adjourn the meeting; seconded by Mr. Delaney. The meeting was adjourned at 7:38PM.

Respectfully submitted,



Susan Cullen, Secretary