

**ARCHITECTURAL DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
October 16, 2017**

The Architectural Design Review Board held a regular meeting on Monday, October 16, 2017 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

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

Election of Officers:

Ms. Burton motioned to nominate Michael McKinley as Chairman, Mark Comeau as Vice Chairman and Susan Cullen as Secretary; seconded by Ms. Cullen. The motion passed unanimously.

ADRB #1704 – Review of landscaping and architectural details for approved Planning and Zoning Commission Application #PZ1720SPA & CAM, Site Plan and Coastal Area Management Application for 42 multi-family dwellings in 7 individual structures and a separate, one-story, 8 car garage as per previously approved Master Plan. 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 applicant were Architect, Matt Williams and Eric Burns of Greylock Property Group. Site Plan Approval was granted by the Planning and Zoning Commission on 10/3/17 with stipulation that final plans shall be reviewed by the ADRB for landscaping and minor architectural modifications.

Mr. Williams presented modifications to the landscaping plan since the Board's last review of these plans. Per the Board's recommendation, the tree selection at unit entries was simplified and landscaping was added along the front stone wall. A 3D rendering was presented that showed the new landscaping. Ornamental grasses will be added to shield condenser units. The stone wall will be mortared and will not be capped for a more historic look. Mr. McKinley recommended additional plantings between Buildings 3 and 4 to add privacy.

Mr. Williams presented details on the building's stone veneer. Board members preferred the "Appalachian Stone" grey color. Samples of hardiplank siding were presented which will be a gray color. Corner boards will mostly remain. Mr. McKinley summarized the Board's previous comments and consensus of the Board was that these comments were addressed.

Ms. Burton motioned to approval the final plans; seconded by Ms. Cullen. The motion was unanimously approved.

ADRB 17-06 – Review of Planning and Zoning Commission Application #ZON17-220 – Interior and exterior renovations of McDonalds restaurant. Property located at 2 Coogan Blvd., Mystic. Assessor's Map 171 Block 2 Lot 2A. Zone TC-80. Applicant – McDonalds USA, LLC /Owner – Castle Realty, LLC.

Jim Cranston, P.E. of Bohler Engineer presented the plans for the renovation of the McDonalds at 2 Coogan Boulevard. Limited site improvements include repairing ponding issues in the parking lot, reorienting handicap spaces and enhanced ADA accessibility including a new ramp to the public sidewalk. Landscaping and lighting changes are not proposed. The brick floor of the outdoor patio will be replaced with concrete for stability. A photo of a recently remodeled Brockton restaurant was distributed.

Mr. McKinley questioned the color palate and stated that there is not enough visual information to make a final judgment. Various examples shown included different elements. Samples of materials would be helpful. Ms. Cullen recommended that the new concrete floor of the outdoor patio could possibly be a darker color.

Consensus of the Board was that the "Modern Scheme" and the Chelsea Gray color, as shown in submission, are generally acceptable. The Board requested a realistic rendering taken from the street including landscaping and recommended updating the patio canopy. Landscaping near the canopy should be enhanced. Ms. Burton recommended refinishing the pavement of the entire parking lot. Mr. McKinley stated that enhancing the design of the outdoor patio to make it more of an inviting space would be ideal.

The Board requested more information and summarized the issues as follows:

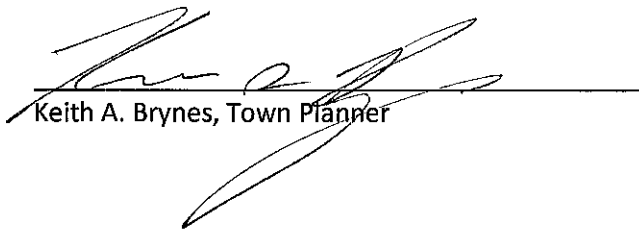
1. Upon return next month, the Board would like to see a more realistic rendering of the site.
2. The "Modern Scheme" as shown in the submission is generally acceptable.
3. Further design of the canopy area including the landscaping surrounding it.

Review of Meeting Minutes:

Ms. Burton motioned to approve the draft minutes of the 8/14/17 meeting; seconded by Mr. Delaney. The motion was unanimously approved.

Ms. Burton motioned to adjourn the meeting; seconded by Mr. McKinley. The meeting was adjourned at 7:33PM.

Respectfully submitted,


Keith A. Brynes, Town Planner