

**ARCHITECTURAL DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
November 14, 2017**

The Architectural Design Review Board held a special meeting on Monday, November 14, 2017 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

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

**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.

Mr. McKinley reviewed the Board's comments on this application at the October meeting which included requesting a more realistic rendering and further design of the canopy area. Jim Cranston, P.E. of Bohler Engineering presented updated plans and renderings. The island on the south side now includes landscaping and details are provided on additional landscaping in front of the patio. The existing canopy will be replaced with a flat canopy and new patio rail fence. Patio concrete will be a darker grey color per the Board's recommendation. Mr. Thorp recommended increasing the number of plantings in the front island.

Mr. Thorp motioned to approve the application with one stipulation; seconded by Ms. Cullen. The motion was unanimously approved.

Stipulation:

1. Recommend increasing plantings presented to more fully fill planting beds.

**ADRB 17-07** – Review of Planning and Zoning Commission Application #PZ1727SUP & CAM for construction of a 14,157SF mixed use building with associated site improvements. Property located at 3 Roosevelt Ave. & 48 Washington St., Mystic. Assessors Map 174, Block 16, Lots 1 & 2. Zone LS-5. Applicant/Owner – Hendels Mystic, LLC & Hendels Washington St., LLC.

Attorney, Bill Sweeney, introduced the application which includes a 4 story mixed use building with 8 dwelling units and ground floor retail space. Architect, Peter Springsteel, presented the new building design which will retain the gambrel roof of the old house that was recently demolished. Composite materials will be used for a clapboard siding appearance. The site is in the flood plain and is designed to be dry floodproofed on the ground floor.

Timothy Gerrish, L.A., presented the landscaping plan which includes fastigate hornbeam street trees in front of the building. This species was chosen to occupy the narrow space between the building and sidewalk and fit under the power lines. Parking lot is buffered from the street with trees and shrubs. The rear property line is buffered with a landscaped rain garden and white vinyl fence. A landscaped rain garden is proposed beside the building at the curve in the road. Revised plans will include porous pavement in the new parking lot. Clint Brown, P.E. stated that Shared Parking has been requested to minimize the amount of parking by approximately 10%. The Board stated their support of reducing the amount of required parking.

Mr. Thorp stated his appreciation of the new building's design which reflects features of the old building. It's massing strengthens the corner and streetscape. The building design could be simplified. Erosion of the residential neighborhood is a concern. The species of street trees may be overly formal. Street trees should continue around the curve in front of the rain garden. Hedging could work instead of shrubs along Washington St. The front rain garden shouldn't be perceived as left over space. Ms. Cullen agreed that the streetscape in front of the rain garden should be enhanced.

Mr. Springsteel presented elevations for the existing gas station renovations which would include white clapboard style façade with a lower stone veneer. Mr. Thorp felt that the stone veneer is heavy handed and the façade should be simplified.

Mr. Thorp asked about the internal circulation pattern. Mr. Brown stated that the Police Commission expressed concern about traffic cutting through and that adding an island to reduce or eliminate such actions is a possibility. A concern is that the Fire Department may want maximum access for emergencies. Areas devoted to dumpsters will have to be increased. Mr. McKinley stated that the east side of the new building is important and the articulation of the elevator shaft is unnecessary. Any meters, condenser units and other mechanicals should be screened in an artful way. Mr. Springsteen described the condenser units proposed which will be built in to the wall in an unobtrusive manner. A transformer will have to be elevated due to the flood hazard requirements but will be landscaped. Mr. Thorp recommended that any vinyl fencing be a natural wood color rather than white.

Mr. Thorp recommended that landscaping in the front rain garden be simplified with less shrubs and a focus on grasses and trees which would be more appropriate for this more urban scale site. Mr. McKinley agreed that the rain garden should feature stronger continued formality along the street. Mr. Delaney stated that the new building's rear design is lacking compared to the front and that closing off the gas station and residential parking lots would help the site design. Mr. Springsteel stated that the design of the elevator shaft could be toned down.

Mr. Thorp motioned to approve the application with stipulations; seconded by Mr. McKinley. The motion was unanimously approved.

**Stipulations:**

1. Recommend further parking relief to provide more greenspace.
2. Further thought should be given to the rain garden as an urban element in the same fashion as the streetscape on the west side.
3. Simplify design of the east building elevation and look closely at removing the masonry shaft to appear more habitable.
4. Please submit major exterior building materials.
5. Eliminate masonry on gas station.

The Board stated that a follow up review could occur after PZC's decision.

**Review of Meeting Minutes:**

Mr. Thorp motioned to approve the draft minutes of the 10/16/17 meeting; seconded by Mr. McKinley. The motion was unanimously approved.

The Board discussed the need to update the Design Guidelines document to include more guidance on information needed for different types of applications. This topic will appear on a future agenda.

Ms. Cullen motioned to adjourn the meeting; seconded by Mr. McKinley. The meeting was adjourned at 7:54PM.

Respectfully submitted,



Keith A. Brynes, Town Planner