

**ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
November 19, 2018**

The Architectural Design Review Board held a Special Meeting on Monday, November 19, 2018 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

Chairman McKinley called the meeting to order at 6:02PM. Seated for the meeting were the 5 regular members present, Ms. Driscoll and Ms. Brummund.

ADRB 18-06 Review of review of modifications to existing restaurant building and parking lot. Property located at 8 Coogan Blvd., Mystic. Assessor's Map 171, Block 2, Lot 1. Applicant – Gregg Fedus, P.E., Owner – J and H Hospitality Mystic, LLC.

Project Engineer, Greg Fedus, presented an overview of the application. Plans include renovations to an existing restaurant building to include a new porch, deck and outdoor terrace. The lower level will be used as a 16 seat taqueria with a prep kitchen to be used for both establishments as well as the Jealous Monk restaurant across the street. The parking lot will be modified to mitigate the difficult layout and steep slopes. Due to the grades in this area, the proposed layout will not be ideal but will be an improvement. The wide aisle between the hotel and restaurant will be narrowed with an added sidewalk.

Project Architect, Meg Lyons, described the architectural plans. A new standing seam metal roof is proposed with a steeper slope. Roof color will be similar to aluminum. Exterior walls will be a stained ship lap, rough hewn wooden siding. Terrace will include an outdoor fire and/or water feature. Michael Corso, managing partner of Rio Salado, LLC, stated that signage details have not been established but the existing detached sign will be reused. Site and building lighting fixtures have not been chosen. Mr. Thorp recommended reusing / moving existing landscaping where possible. Removal of the 2 parking spaces that back up into the hotel's main travel lane is recommended for safety.

Mr. Fedus presented a new landscaping plan, prepared by a landscape architect. Mr. Thorp recommended an alternative to lawn on the steepest areas. Vines can be used to soften the appearance of retaining walls. Ms. Cullen suggested minimizing parking where possible to provide for landscaping and ease grading issues. Mr. Fedus stated that zoning would allow for a reduction. Consensus of the Board was that the architectural design is favorable.

Ms. Burton motioned to review the application again at the next meeting with additional information including samples of exterior materials (with colors), details on lighting fixtures and more information on signage; seconded by Mr. Delaney. The motion was unanimously approved. The Board recommended that the landscape architect attend the next meeting.

Election of Officers

Mr. Thorp motioned to nominate Michael McKinley as Chair, Christopher Thorp as Vice Chair and Susan Cullen as Secretary; seconded by Ms. Burton. The motion was unanimously approved.

Review of Meeting Minutes

Ms. Driscoll motioned to approve the draft 10/15/18 minutes; seconded by Ms. Brummond. The motion was unanimously approved.

Ms. Driscoll motioned to adjourn the meeting; seconded by Ms. Burton. Motion was unanimously approved. The meeting was adjourned at 7:15PM.

Respectfully submitted,



Susan Cullen, Secretary