

**ARCHITECTURAL DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
November 29, 2016**

The Architectural Design Review Board held a special meeting on Tuesday, November 29, 2016 at 6:00pm at Stonington Town Hall, 152 Elm Street, Stonington, CT. Attending were members, Michael McKinley, Susan Cullen, Christopher Thorp and Mollie Burton. Members, Mark Comeau and Bob Birmingham were absent. Also present were Town Planner, Keith A. Brynes, and Director of Planning, Jason Vincent.

Chairman McKinley called the meeting to order at 6:05pm.

ADRB 16-06 – Review of Master Plan/Zoning Map Amendment Application for proposed mixed use development including academic research building, medical/professional office buildings, apartment building, townhomes and associated site improvements. Property located on Jerry Browne Road. Assessor's Map 134, Block 2, Lot 2G; Block 3, Lots 2, 2A, 2B, 2C, 2D, 2E,2F, 2H, 2I, 2J, 2K, 2L, 2M, 2N & A; Map 150, Block 2, Lots 1, 1A, 1B, 1C, 1D, 1I, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, A & B. Applicant – Lattizori Consulting. Owner – Lattizori Development, LLC.

The Master Plan application was presented by Michael Cegan, Landscape Architect of Richter & Cegan, Inc. The applicant was also represented by Joseph McDonald of Richter & Cegan, Architect, Miles Brown, of Amenta/Emma and attorney, Ted Ladwig. Mr. Cegan described the application process for this proposed development. The applicant, Lattizori Development, LLC, successfully applied for a Zoning Regulation Amendment to create a new Greenway Development District (GDD) which is a floating zone governed by a Master Plan. The Master Plan depicts the location and uses of buildings and other pertinent information. If the Master Plan is approved by the Planning and Zoning Commission, the property is rezoned to GDD. A more detailed Site Plan is then developed with engineered details to be reviewed by the Commission prior to construction.

Mr. Cegan described the context of the Perkins Farm property which is across Jerry Browne Rd. from the StoneRidge residential facility and adjacent to Rt. 95. The former farm is comprised of fields, wooded areas, wetlands, stone walls and a dilapidated farm house. The Master Plan will consist of 4 Subzones as per the GDD regulation. Subzones include Preservation, Professional Development (academic research building and professional/medical office buildings), Neighborhood Housing (50 townhomes) and Village Housing (121 unit apartment building). Over 50% of the site will be permanently preserved as open space, much of it providing a buffer from Jerry Browne Rd. and StoneRidge.

Mr. McKinley questioned the views from Rt. 95. Mr. Cegan stated that for most of its frontage, Rt. 95 is sunken below the property limiting views. Mr. Thorp questioned whether the site design could better reflect the property's existing condition as a former farm. Proposed berm may appear as an afterthought. Mr. Cegan stated that the wetlands on site limit wholesale grading of the property.

Mr. Brown presented proposed building designs which at the Master Plan stage are preliminary. Designs were inspired by traditional Southeastern CT building forms but are more contemporary in nature. Proposed building materials have not been selected but will likely consist of clapboard and shingle siding or contemporary equivalent with a gray and white color scheme. Traditional, steeply pitched gable roof forms are proposed. The academic building closest to the main entrance will feature a more iconic/civic design.

Ms. Burton stated that the building designs did not reflect traditional designs especially with a lack of trim and mullions on windows and a lack of symmetrical design. Mr. Thorp disagreed with the need for a traditional

design but cautioned that the architectural details are critical. Mr. McKinley felt that while the development should respect historic designs, it should not seek to emulate them. The names of the Subzones should better reflect their uses. The different elements of the project should work together as a campus in a more comprehensive manner. Ms. Burton suggested that the large apartment building could be broken up. Mr. Cegan responded that combining the apartments into one building solved other design issues. Mr. McKinley suggested eliminating any unnecessary parking spaces. The Board could recommend reduction of parking to PZC. Mr. Thorp suggested that when a full planting plan is designed, plantings should be native and reflect surroundings. Mr. McKinley recommended that the medical buildings be redesigned to appear less medical.

The fate of the old house was questioned by the Board. Attorney Ladwig stated that the owner has tried several times to donate the house for any interested party to move. Experts who considered the offer concluded that the house's condition precludes any restoration. The Board discussed alternatives such as a replication of the house or a design feature that would note the house's former location.

Ms. Cullen motioned by recommend approval of the Master Plan with the following comments. The Board will draft a report for the Planning and Zoning Commission. Motion seconded by Mr. Thorp and approved unanimously.

Comments:

1. The Architectural Design Review Board fully supports the concept of 50% preservation/open space established in a contiguous manner. Efforts to minimize impervious surfaces, such as relief from excess paving requirements, to allow for greater greenspaces and are strongly encouraged.
2. The site plan lacks cohesion and continuity and the Board recommends developing interrelationships between building and site by strengthening campus design concepts. The board further recommends the preservation and enhancement of the defining features of the Perkins Farm landscape including open field areas, hedgerows and dry stacked stone walls. Care should be given in designing proposed site grading to blend disturbed areas as seamlessly as possible into existing topography.
3. The ADRB encourages the applicant to continue to develop detailed building plans and specifications including attention to the details of trim, lighting and appropriate materials and colors.
4. The ADRB acknowledges that the planting plan which will be submitted at the next site plan level is of great interest. Care should be given in selecting a palette of plants in keeping with the existing landscape context. Emphasis should be given to using native plants and the control of invasive species.

Minutes:

Mr. Thorp motioned to approve the minutes of the July 11, 2016 meeting; seconded by Ms. Cullen. The motion was approved unanimously.

Ms. Burton motioned to adjourn the meeting; seconded by Mr. Thorp. The motion was unanimously approved. The meeting adjourned at 7:30PM.

Respectfully submitted,



Susan Cullen, Secretary