

**ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
December 10, 2018**

The Architectural Design Review Board held a Special Meeting on Monday, December 10, 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 Alternate, Leslie Driscoll. Members, Bob Birmingham and Mark Comeau and Alternate, Elizabeth Brummund, 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 and Ms. Driscoll.

ADRB 18-06 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.

This application was continued from the previous meeting. Project engineer, Greg Fedus, presented modifications to the parking lot layout. Most landscaping will not be reused. Lawn areas are all mowable. Mexican themed landscaping is planned near the entrance with succulents that will grow in this climate. Ivy is added to the retaining wall per the Board's suggestion. Parking was removed from the main access drive near the hotel per the Board's request.

Project architect, Meg Lyons, presented additional information on the building renovations. A gable will be added to the new porch area with signage. Samples of exterior materials were presented. Building lighting will be full cut-off downward facing. Mr. Thorp stated that the design intent of the landscaping plan is not clear and the plans do not relate to the rest of the site.

Ms. Burton motioned to approve the application; seconded by Ms. Driscoll. The motion was approved 5-1. Roll call: McKinley – approve, Delaney – approve, Burton – approve, Driscoll – approve, Cullen – approve, Thorp – deny.

ADRB 18-07 Review of Planning and Zoning Commission Application #PZ1833ZC & SPA – Zone Change Amendment and Site Plan applications for lot line adjustments to approved master plan, construction of a 47,625 square foot medical office building, parking, access drive, utilities, stormwater management, signage, and associated site improvements. Property located at 100 Perkins Farm Dr. (off Jerry Browne Rd.), Mystic. Assessors Map 134 Block 3 Lot 2; Map 150 Block 2 Lots 1, 4, 5, 6, & 7. Zone GDD. Applicant/Owner - Lattizori Development, LLC.

Applicant, David Lattizori, introduced the application for a 47,000SF medical office building for Hartford Healthcare as part of the Perkins Farm Campus. The application involves an amendment to the original Master Plan Approval to consolidate planned smaller office buildings into this larger structure. The goal was to design a building specifically for Mystic. Landscape Architect, Tim Gerrish, presented the landscape plan. The parking lot will feature landscaped islands with ample pedestrian connections. Patterned pavers are proposed near the main entrance. Boulders are proposed around the lighthouse-inspired stair tower. Mr. Thorp stated that the contrast between the "urban" landscaping of the parking lot and the woodland feel of the balance of the site need to be addressed.

Project architect, Rob Goodwin, presented the architectural plans. The goal was to blend Hartford Health Care's needs with local character and nautical heritage. A simple design was sought along Rt. 95 where details will not be noticed. The front side features more glass and natural light. The building is curved similar to a ship's hull. Overlapping metal panels are proposed for the exterior. Banded windows provide maximum flexibility for interior space. A small plaza is provided in front which can be used for civic events. The stair tower is enclosed with a 70% opaque metal mesh to allow a soft glow. Mr. Thorp stated that the building design is successful in that it is not too literally nautical. Ms. Driscoll praised the building's elegance and simplicity. Mr. Goodwin presented material samples. Metal panels are a "bone white" color and are non-reflective. The building will be barely visible from Jerry Browne Rd. Mr. Delaney stated his concern that the building does not relate architecturally to the other phases (apartment building and townhomes). Mr. McKinley stated that it would not be desirable for this building to look more like the apartment building. The proposal succeeds as a civic building and he is pleased to see the outcome.

Mr. Thorp motioned to approve the application with a request to see clarification on landscaping; seconded by Mr. McKinley. The motion was unanimously approved.

First Selectman, Rob Simmons, addressed the Board and thanked members for their service.

ADRB 18-08 Review of proposed 50-unit townhouse development. Property located on Perkins Farm Dr. (off Jerry Browne Rd.), Mystic. Assessor's Map 134, Block 3, Lot 3. Zone GDD. Applicant – EG Home, LLC. Owner – Lattizori Development, LLC.

Applicant, David Lattizori, introduced this phase of the Perkins Farm Campus development which includes 50 duplex and townhouse units. This development will target older adults and young professionals. Matt Gilchrist of E.G. Home presented the layout which was modified from the original Master Plan proposal. Units are designed around a central landscaped area which unifies the development and provides a village feel. This area will include a pavilion, small dog park, grass area and fire pit. Townhouses to the north are built into the slope. The stone wall will remain to separate this section from the approved apartment building. The goal is to transition density from the apartment building to the north. Mr. McKinley was concerned that the placement of the buildings is too uniform. Mr. Gilchrist stated that design and color variations will prevent monotony. Mr. Thorp expressed concern about the large grass areas surrounding the units. The transition between grass and natural meadow should be clarified on the plans. Ms. Driscoll stated that additional landscaping is needed behind the buildings to prevent an institutional feel. Mr. Gilchrist stated that individual homeowners will be able to add landscaping with Condo-Association permission.

Project architect, Ray Sullivan, presented the building plans. Design is traditional with a variety of building types. Exterior materials are vinyl shingle and clapboard siding, as used in the apartment building, due to cost and maintenance concerns. Four colors are proposed. The rooflines of the townhouse buildings are varied to break up massing. Material samples were provided. 3D perspectives can be provided at a later date. Mr. McKinley stated that steep rooflines on tall buildings can be overpowering; the roofline might be carried across in more areas. Ms. Driscoll requested samples of the stone and brick veneers on the lower levels. Ms. Burton praised the contrast of styles and colors. Mr. McKinley stated the building design is on the right track and recommended removing 2-3 buildings. The landscape architect should be at the next meeting to discuss the design intent and requested additional clarity including site sections. Consensus of the Board was that discussion should continue to the January meeting.

Review of Modifications to ADRB 17-07 – 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 – PMIG Properties, LLC / Petroleum Marketing Investment Group, LLC (formerly Hendels Mystic, LLC & Hendels Washington St., LLC.)

Attorney Ron Ochsner introduced the application. This application for a 4 story, mixed use building was reviewed and approved by the Board in November 2017. The Planning and Zoning Commission approved the building in January of this year but included a stipulation to remove the 4th floor. The applicants appealed this decision to Superior Court. The current proposal is an effort to reach a settlement in the case by reducing the scale of the building. The corners of the 4th floor will be removed and replaced with decks with solid railings. Project engineer, Clint Brown, presented the site plans. Per PZC and Police Commission comments, the parking lots for the new building and existing gas station will no longer connect and will be replaced with a new interior sidewalk. Ms. Driscoll questioned the need for all of the proposed bollards. Mr. Brown stated that they could be reduced and appropriately designed. Ms. Burton stated that she would not have approved this building at this location were she present at the original meeting. Mr. Thorp stated that the plantings in the landscaping plans are not reflected in the perspectives. The current landscaping plans address the Board's previous comments. Architect, Peter Springsteel, presented the building design which was modified per the Board's previous comments including downplaying the rear chimney feature. Stone feature was removed from the gas station redesign per the Board's comments.

Mr. Delaney motioned to approve the modifications with 2 stipulations; seconded by Ms. Driscoll. The motion was approved 5-1.

Stipulations:

1. Planting plan of record is the landscape plan dated 11/16/18.
2. Bollards shall be treated more appropriately by being reduced in number and redesigned.

Roll call: Delaney – approve; Driscoll – approve; McKinley – approve; Thorp – approve; Cullen – approve; Burton – deny.

Review of Meeting Minutes

Mr. Thorp motioned to approve the draft 11/19/18 minutes; seconded by Ms. Cullen. The motion was unanimously approved.

Ms. Delaney motioned to adjourn the meeting; seconded by Ms. Burton. Motion was unanimously approved. The meeting was adjourned at 8:54PM.

Respectfully submitted,



Susan Cullen, Secretary