

**ARCHITECTURAL DESIGN REVIEW BOARD**  
**MEETING MINUTES**  
**October 15, 2018**

The Architectural Design Review Board held a Special Meeting on Monday, October 15, 2018 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

Acting Chairman, Christopher Thorp, called the meeting to order at 6:12PM. Seated for the meeting were the 3 regular members present, Ms. Driscoll and Ms. Brummund.

**ADRB 18-05** Review of Zoning Permit application 18-150ZON for conversion of existing building into a convenience store with restoration of gas pumps. Property located at 48-50 Stonington Rd., Mystic. Assessor's Map 160, Block 2, Lot 2. Applicant – Advanced Improvements, LLC. Owner – James Sullivan.

This application was initially discussed at the previous meeting. Architect, Stephan Nousiopoulos, described changes made at the Board's request including installing paneling under the front windows and removal of the small traffic island. No new site lighting is proposed. Current landscaping will be maintained. Mr. Thorp thanked the applicants for responding to the Board's comments which have improved the project. Mr. Delaney questioned the use of MDF, which is not water resistant, on the proposed columns.

Ms. Driscoll motioned to approve the application with one condition; seconded by Ms. Cullen. The motion was unanimously approved.

Conditions of approval:

1. Columns will be wrapped with AZAK or a similar water resistant material.

**ADRB 18-04 Review of Planning and Zoning Commission application** PZ1825SPA & GPP - Site Plan and Groundwater Protection Permit application for construction of 625 addition (office space) and 3,205SF garage addition at existing garage and associated improvements. Property located 62 Voluntown Rd. Assessor's Map 18, Block 2, Lot 7. Applicant/Owner – BCMAN, LLC

This application was initially discussed at the last meeting. Modifications were presented by Tony Neñna, P.E., site engineer, and Frank Zaino, design/build contractor. Site changes include a larger turning radius for large trucks and a modified parking layout. Samples of exterior metal siding were presented to the Board. The existing building will be painted a lighter color per the Board's recommendation. Roof will be a lighter almond color. A new landscaping plan was submitted featuring perennials and tall grasses. Mr. Thorp recommended simplifying the plantings to approximately 1/3<sup>rd</sup> of the species. A lighting plan was submitted with details on fixtures and a 3D rendering of nighttime brightness. One new 16' light pole is proposed in the island which will need to be moved elsewhere. Surplus parking will be to the rear of the site and will shown on the PZC submittal.

Ms. Cullen motioned to approval the application with one condition; seconded by Mr. Delaney. The motion was unanimously approved.

Conditions of approval:

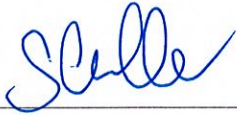
1. Lighting plan shall be resubmitted in compliance with the Town's lighting standards.

**Review of Meeting Minutes**

Ms. Driscoll motioned to approve the draft 9/10/18 minutes as amended; seconded by Mr. Delaney. The motion was unanimously approved.

Ms. Brummund motioned to adjourn the meeting; seconded by Ms. Driscoll. Motion was unanimously approved. The meeting was adjourned at 6:45PM.

Respectfully submitted,



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Susan Cullen, Secretary