

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

The Architectural Design Review Board held a Special Meeting on Monday, September 10, 2018 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

Attending were members Mollie Burton, Susan Cullen, Christopher Delaney, Christopher Thorp, and Alternates, Leslie Driscoll and Elizabeth Brummund. Members Bob Birmingham, 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 6:02PM. Seated for the meeting were the 4 regular members present and Ms. Driscoll.

**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**

The application was presented by Tony Nenna, P.E., site engineer, and Frank Zaino, design/build contractor. Plans propose a garage addition and office addition to an existing auto repair garage. Exterior materials will be metal siding to match the existing building. The site is in an industrial area next to several similar buildings. No new light poles are proposed and new building lighting will be full cut-off. No fuel will be stored on-site.

Mr. Thorp asked about planned landscaping. Mr. Zaino stated that there is currently no landscaping on the site but some plantings will be added near the building. The grass area along the street is in the public right-of-way. Detailed landscaping and lighting plans will be provided. The additions as well as the existing portion will be a tan color. Ms. Burton recommended different colors for the existing building and additions to break up the building's massing. Mr. Thorp stated that the plans should clearly identify landscaping, lighting, ground covers and travel ways. Mr. Nenna stated that the owner has requested modifications to improve truck movements. Consensus of the board was that the application should be revised and return for the October meeting.

**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.**

The application was presented by architect, Stephan Nousiopoulos and David Preka, builder. Mr. Nousiopoulos described proposed site changes including modification of an existing traffic island separating the gas station from the adjacent bank and addition of a diesel pump (total number of pumps is not increasing). Revised elevations were distributed which showed a new front gabled design, rather than the original stone feature. The site is located in the floodplain and a goal is to keep modifications under the "Substantial Improvement" threshold. Material samples were presented including vinyl siding, stone veneer and roof shingles (charcoal black). A wall sign / logo may be over the main entry.

Mr. Thorp was concerned that the change to the traffic island may confuse the traffic flow. Total elimination of the island may be beneficial. Ms. Cullen asked about landscaping and lighting. Mr. Nousiopoulos stated that these are not changing. The only new lighting will be under the building entrance. Ms. Driscoll stated that the new building design is better than the previous rendering. Mr. Thorp recommended paneling or a similar

treatment under the windows for more of a retail appearance. Mr. Thorp stated that the Board should see revised plans with additional details showing clarification of traffic flow and clarified differences between existing and proposed building materials and colors. Photos of the existing building are recommended. Consensus of the Board was that this application should be revised and return for the October meeting.

**Review of Modifications to ADRB 17-02** - Zoning permit application for modifications to previously approved applications for construction of a new, mixed use structure. Changes include changing residential units to two 2nd-floor & one 3rd-floor, and exterior building renovations (#18-154ZON). Property located at 17-19 East Main St., Mystic. Assessors Map 174 Block 2 Lot 4. Zone DB-5. Applicant – Mark Comeau. Owner – KAC Realty, LLC.

Applicant, Angela Kanabis of KAC Realty, LLC presented the modifications proposed. The approved cupola will be eliminated due to the need for additional rooftop mechanicals. These will no longer be in a recessed roof well. Board members recommended a simple rooftop railing to block the view of the mechanicals. The roofline has been modified with new dormers to accommodate a 3<sup>rd</sup> dwelling unit. The dormers help block views of the rooftop mechanicals from the street. Second floor windows have been enlarged. Ms. Burton stated that the roof line and window modifications are an improvement. The restaurant's windows along the street will be modified to be a "roll up" design similar to Red 36. A restaurant window on the east side will be eliminated for the privacy of adjacent residents. The approved handicap ramp will be replaced with a handicap lift if approved by the Building Official. Due to the presence of nearby power lines, the approved walk-out balconies will be eliminated and decorated with safety railings.

Ms. Burton motioned to approve the modifications conditions; seconded by Ms. Driscoll. The motion was unanimously approved.

Conditions of approval:

1. Architectural trim railing shall be used across the top of the stretch dormer with the balcony railings to match.
2. If allowed under code, the handicap lift would be preferred to the ramp for both aesthetic reasons and flow. The Board does not see the change as reducing accessibility.

### **Review of Meeting Minutes**

Ms. Burton motioned to approve the draft 7/9/18 and 7/16/18 minutes; seconded by Ms. Driscoll. The motion was unanimously approved.

Mr. Delaney motioned to adjourn the meeting; seconded by Ms. Burton. Motion was unanimously approved. The meeting was adjourned at 7:45PM.

Respectfully submitted,



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Susan Cullen, Secretary