

**ARCHITECTURAL DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
June 12, 2017**

The Architectural Design Review Board held a regular meeting on Monday, June 12, 2017 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

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

Chairman McKinley called the meeting to order at 6:02PM.

ADRB 17-03 – Review of Planning and Zoning Commission Site Plan Application #1717SPA, for Phase 1 of Stone Acres Farm Master Plan implementation. 381 N. Main St., Stonington. Assessor's Map 81, Block 1, Lot 2. Zone AHD. Applicant/Owner - Stone Acres Farm, LLC.

Representing the application were William Sweeney, Attorney, Jane Simmons, co-owner, Julia Leeming, architect, and Clint Brown, engineer. Mr. Sweeney introduced the application which is for the first phase of Stone Acres Farm's proposed changes including parking areas, utilities, drives, lighting and renovation of the historic carriage house. A new Agricultural Heritage District was approved by the Town which allowed the Planning and Zoning Commission's approval of a Master Plan for the site earlier this year. The Architectural Design Review Board did not review the Master Plan due to lack of a quorum.

Mr. Brown described the proposed site plan including a gravel parking area. Lighting will be full cut-off and consist only of bollards of a maximum 5 feet in height. Ms. Leeming presented the renovations to the Carriage House which will maintain its historic character. Exterior materials will be maintained as wood clapboards. A new opening will be required on the north side for what will become the main entrance. This entrance will appear more contemporary per Department of Interior guidelines which recommend delineating contemporary vs. historic architecture. Replacement windows on the north side will be changed to be more historically appropriate. The 2nd floor is remaining a caretaker's apartment.

Mr. McKinley asked whether the new walk-in cooler will be visible from North Main Street. Ms. Leeming stated that it would be blocked from view by the pool house and other site features.

Ms. Burton motioned to approve the application; seconded by Mr. Comeau. The motion was unanimously approved. Consensus of the Board was that no material samples were necessary.

Discussion of Proposed Modifications to ADRB Ordinance.

Mr. Brynes discussed the proposal to modify the Board's Ordinance to add 2 alternate positions. The Board of Selectmen will consider the proposed ordinance language at their 6/14/17 meeting. If approved by the Selectmen, the proposal will be added to a Special Town Meeting on 6/27/17. No individuals have applied for these positions.

Review of Meeting Minutes.

Ms. Cullen motioned to approve the draft minutes of the 5/8/17 meeting; seconded by Ms. Burton. The motion was unanimously approved.

Mr. Comeau motioned to adjourn the meeting; seconded by Ms. Burton. The meeting was adjourned at 7:05PM.

Respectfully submitted,



~~Keith A. Brynes, Town Planner~~

Susan Cullen, Secretary