

**ARCHITECTURAL DESIGN REVIEW BOARD
MEETING MINUTES
November 18, 2019**

The Architectural Design Review Board held a meeting on Monday, November 18, 2019 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT. Attending were members, Michael McKinley, Susan Cullen, Christopher Delaney, Christopher Thorp and alternate, Elizabeth Brummund. Members, Leslie Driscoll and Mark Comeau were absent. Also present was Town Planner, Keith A. Brynes. Chairman, McKinley called the meeting to order at 6:02PM. Ms. Brummund was seated.

ADRB 19-03. Review of Master Plan / Zone Change and Site Plan Applications **#PZ1928ZC & SPA** for a Zone Change from Tourist Commercial (TC-80) to Neighborhood Development District (NDD), and construction of two new hotels totaling 142,170SF. Property located at 6 Coogan Blvd. & Village Farm Rd. / Clara Dr., Mystic. Assessors Map 164, Block 4, Lot 4 & Map 171, Block 2, Lot 1. Zone TC-80. Owner – Shefali Moore; Applicant – J and H Homewood Suites Mystic, LLC.

Project Engineer, Pete Parent, summarized this application which was previously before the Board in May and June of 2019. The application was withdrawn prior to Planning and Zoning Commission discussion and has now been resubmitted to address the Town Engineer's concerns. The application includes constructing 2 new hotels behind the existing Holiday Inn Express on Coogan Blvd. This application only includes architectural renderings of the Phase 1 hotel. The design of the 2nd hotel will be reviewed in a future application. Mr. Parent stated that the Board's previous comments have been addressed on the site, landscaping and building plans. Landscape Architect, Elena Pascarella, summarized the landscaping plans which seek to blend the southern edge of the site with the Coogan Farm property. The buffer on the east side was enhanced per the Board's comments. Landscaping has been added to the pedestrian crossing between the old and new hotels. Privacy fences are placed around the utilities and dumpster and a composite faced retaining wall will be located along the edge.

Chris Henderson, project architect, presented building elevations for the Phase 1 hotel. The design was enhanced per the Board's previous comments with added stone and hardi-plank siding, a new centerpiece and molding for a less formulaic appearance. Samples of the materials were presented. Consensus of the Board was that the changes are an improvement and successfully incorporated the Board's comments. Ms. Brummund recommended toning down the "brow" feature over the main entrance.

Dr. Cullen motioned to approve the application with one stipulation; motion seconded by Mr. Delaney. The motion was unanimously approved:

Stipulation of approval:

1. Change the brow feature to a lighter sand color.

ADRB 19-04. Review of Special Use Permit and Coastal Area Management applications **#PZ1929SUP & CAM** for construction of a 2 story mixed use building at 54-56 Williams Ave. & 1 Avery St., Mystic. Assessor's Map 161, Block 18, Lots 9 & 10. Owners – ERH Group, LLC & Donald W. Kasper; Applicant – Coastal Wealth Management.

Project architect, David Noe, introduced this application which includes demolition of 2 existing buildings and construction of a 9,800SF, 2-story, mixed use building. The building was designed with a New England vernacular using white hardi-plank siding, cornice with brackets and crown moldings. The building will be located along with street with parking to the side and rear, in keeping with the surrounding streetscape. This location is also the highest elevation on this floodplain site.

Landscape Architect, Joseph Coan, presented landscaping plans which include a new planted rain garden. Honey locust shade trees are used in the parking lot. A new 6' white vinyl fence is planned on 2 sides. Mr. Thorp recommended other colors for the fence and that samples be submitted. Additional plantings should be added to the rain garden for weed prevention.

Mr. Thorp stated that the building's mixture of architectural styles appears haphazard and needs a clear intent on this prominent corner. The building should better reflect either a commercial or residential character. Mr. McKinley recommended against the partial mansard roof. The front of the building should be enhanced to be more of a welcoming entrance. Ms. Brummund felt that the design should appear more historic and that windows should be added to the blank wall in the rear. Mr. Thorp stated that it could instead be designed with more of a modern / industrial style. Mr. McKinley recommended looking into reducing the span between the 2 floors to enhance the design. The east side elevation is more successful in achieving a village look. Lighter color window frames would help the design. Dr. Cullen recommended adding a sidewalk to the Rt. 1 streetscape, even if a trade off is a simpler building design. Applicant, Jason Cerniglia of Coastal Wealth Management, described the difficulties in sidewalk construction in this area including utility poles and equipment; an existing crosswalk directly in front of the building leads to a sidewalk on the north side of the street. Mr. Thorp recommended the site design include, at a minimum, a clear path to the crosswalk. Mr. McKinley recommended exploring options including a flat roof and relocation of the main entrance to the front of the stair tower.

Consensus of the Board was that revisions should be presented at the December meeting.

Review of proposed changes to **ADRB 18-06** 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.

Project engineer, Greg Fedus, outlined the modifications to this site since the Board's review in November and December of 2018. The building was partially demolished and reconstructed after significant damage was discovered. Minor site changes include relocation of the walkway entrance and mechanicals. Architect, Matt Williams, presented revised building elevations. The roof line remains the same but the main entrance has been more clearly defined. East side windows have been modified and cannot be symmetrical due to the floor plan. A thin brick veneer was added under the canopy to tie the outside of the restaurant to the inside. Black steel panels with a laser cut out design are added to the front of the building. Mr. Thorp stated that the building changes represent a tremendous improvement.

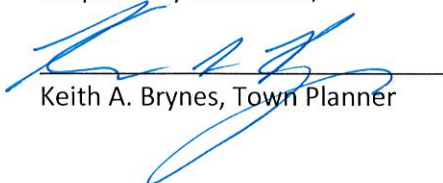
Mr. McKinley motioned to approve the modifications; motion seconded by Mr. Thorp. The motion was unanimously approved.

Review of Meeting Minutes:

Mr. Thorp motioned to approve the minutes of the 12/21/19 meeting; seconded by Dr. Cullen. The motion was unanimously approved.

Mr. McKinley motioned to adjourn the meeting; seconded by Mr. Delaney. Motion was unanimously approved. The meeting was adjourned at 7:50PM.

Respectfully submitted,



Keith A. Brynes, Town Planner