

ARCHITECTURAL DESIGN REVIEW BOARD
Minutes of the meeting on April 16, 2014

Present: Bob Birmingham, Chuck Canavan, Michael McKinley, Mollie Burton, Keith Byrnes

Bob Birmingham, acting Chairman, called the meeting to order at 5:40 pm.

The committee reviewed the minutes of the October 2013 meeting. Mr. Canavan made a motion to approve, seconded by Mr. McKinley. The minutes were approved unanimously.

First application for discussion was **ADRB 14-01**, Spruce Ridge, 86/87 So. Broad St.

Representing Spruce Ridge was Ed Wenke of the Winthrop Group, and Project Architect Bruce Lombardi. Also in attendance was Tom Buxton.

Mr. Wenke explained the project proposed for the site of Rutman's Furniture Store on South Broad St. The Rutman's building would be demolished and would be replaced with three new buildings with affordable housing in one, two and three bedroom apartments. The Community Center/Caretaker's apartment from the adjoining project by the same owners would be moved to this site from Spruce Meadows 2. The engineers have proposed two means of egress for the two properties for better fire access.

Mr. Lombardi discussed the two buildings with 18 units per building of 1, 2, and 3 bedroom units. Materials to be used would be Hardi-plank shingles and clapboard with an architectural shingle roof and applied veneer stone. Mr. Lombardi explained how he used four different planes for the façade, thereby reducing the impact of the size of the building.

Discussion ensued about the grading of the project and the height of the building on the top of a hill. The committee had concerns about the second egress road to the building and its impact on the site. Suggestions were made to make the road one-way, or a non permeable surface, make the road narrower, provide turnout for the fire trucks and then switch to a walking only path. Suggestions were made to use boulders from the site as opposed to traditional retaining walls, which the committee felt would exacerbate the height of the buildings on the site.

A motion was made by Mr. McKinley to recommend that the owners and engineers re-evaluate the need for a second access/egress and eliminate if possible, and to create a more natural landscape along Route 1, that could include berms, natural retaining materials and a pedestrian pathway instead of a 24' wide road. Seconded by Ms. Burton, all in favor.

ADRB 14-02. Review of a proposal for replacement of a sloped roof with a wooden deck at The Flood Tide Restaurant, 7 Williams Ave, Mystic. John Patrick Walsh, project architect, representing Tim Brown and Michael Demato, spoke of the design of the deck with Azek decking and PVC posts with wire stainless railing. The project includes new French doors opening on to the deck from the restaurant. Mr. Canavan made a motion to approve the application with the change that the lattice screening below the deck should be minimized by having a solid kneewall come up 2-3 feet and break the lattice surface into 2-3 panels. Ms. Burton seconded and all were in favor.

Discussion ensued about the unfinished doctor's office building at 118 So. Broad St. in Pawcatuck that is such a blight. It was decided that Mr. McKinley would draft a letter to Mr. Greene, the Building Inspector, to see if there is a scheduled date of completion to see if we can move the process along.

Motion by Mr. Birmingham to adjourn, second by Mr. Canavan, all in favor. Meeting adjourned at 7:10

Respectfully submitted,



Mollie Burton, Secretary