

**Architectural Design Review Board  
Meeting Minutes  
Wednesday, October 28, 2009**

The meeting of the Architectural Design Review Board was held on October 28, 2009 at 5:30 PM in the 1<sup>st</sup> floor Town Hall meeting room. Present were Board members Mark Comeau, Chairman, Charles Canavan, Mollie Burton, Mary Thacher. Members Susan Cullen, Robert Birmingham and Christopher Thorp were absent. Also attending were Planning Director William Haase, Town Planner Keith Brynes, architect Michael McKinley, architect Basun Basu, C.J. Doyle and Sergio Cherenzia from Cherenzia & Associates, landscape architect Elena M. Pascarella of Landscape Elements, and Katherine McCann, student from Stonington High School.

Mollie Burton was welcomed as the new member of the Board. Minutes of the August 19<sup>th</sup> meeting were reviewed and approved.

**PZ0933SUP (Wadawanuck Club). Design review of 1,857 sq. ft. single-story structure to be used for sailing instruction and equipment storage. Property located at 196 Water St., Stonington. Assessor's Map 100 Block 6 Lot 1.** Michael McKinley described a pavilion raised on piers so a natural drainage pattern would be maintained, L-shaped to fit the site. The materials used would be a continuation of the existing materials on the site -- painted horizontal and vertical board paneling, with a simple roof, with an attic storage space. The lighting, simple functional down lights should not disturb the neighbors. There was discussion on the placement of the dormer windows on the second (storage) level. Waivers requested by the applicant were approved, as they conformed to the regulations.

A motion was made and voted on by the Board to approve site plans and elevations as presented by Michael McKinley Associates dated 23 October 2009, with approval of the attached written waiver request.

**PZ0935SUP (Connecticut Behavioral Health Associates, P.C.). Design review of 4,026 sq. ft. medical clinic with associated parking, landscaping, drainage, utilities, & new detention basin. Property located at 118 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 9.** Barun Basu made the presentation for his client, Dr. Bassam Awwa. The building, designed for psychiatric offices, would be off-white stucco, a LEED-certified building, with a curved glassed corner on the western façade. The Board felt that the placement of the building was too near the front of the lot and too much in front of the neighboring building. There was also discussion of the "loading zone" in the southwest corner of the lot, was this really necessary with the use of the building, as they will not be requiring large deliveries? In his report to PZC, Mark Comeau will address this issue.

This application has already been reviewed and approved by the Inland Wetlands Commission on September 8<sup>th</sup>. The ADRB would have preferred that the plan be "flipped", that the east side of the building become the western side, and rest on the western line of the lot. The Board

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suggested that the color of the stucco be somewhat darkened, would like to see the details on the brackets and would like to see the new materials presented in the rendering. It was also felt that the sign presented with the application needed improvement. It was felt, however that this application had progressed too far through the regulatory review process for all of ADRB's suggestions to be viable; it would be unfair to the applicant to lose time and incur further expense in redrawing their plan, and resubmitting it to the Wetlands Commission, as PZC's public hearing is scheduled for November 17<sup>th</sup>.

A motion was made and approved to forward this application to PZC with the following recommendations:

- 1) That the building be moved south five feet.
- 2) That the applicant was amenable to considering a cultured stone type product on the lower part of the building.
- 3) That the applicant uses an alternative color of stucco to go to the frieze line below the cornice, and that he show detailing of the brackets.
- 4) There should be new renderings to show these alterations.
- 5) That it be understood that these recommendations were based on the new renderings presented October 23<sup>rd</sup>, instead of those on the site application.

As this was the first regulatory meeting of the ADRB, there was a discussion of the time element: the report of the chairman will have to be sent to the Planning and Zoning Commission 10 days before the public hearing on November 17<sup>th</sup>. Chairman Mark Comeau said he would report that in this case they had conformed to regulations and would mention our deliberations.

The meeting was adjourned at 7:35 PM, with the next meeting scheduled for Wednesday, November 18th, at 5:00 PM in the Town Hall lower level meeting room.

Respectfully submitted,



Mary M. Thacher