

**Architectural Design Review Board
Meeting Minutes
Wednesday, December 16, 2009**

The meeting of the Architectural Design Review Board was held on December 16, 2009, at 5:30 PM in the 1st floor Town Hall Meeting Room. Present were Board members Marc Comeau, Chairman, Robert Birmingham, Mollie Burton, Charles Canavan, Susan Cullen, Mary Thacher and Christopher Thorp. Also attending were Planning Director William Haase and Town Planner Keith Brynes. Representing Allan Spool & Printing were Michael Blair of Pequot Commercial Properties, John Johnson and Paul Master of Thames River Properties, Chad Frost of Kent & Frost Landscape Architects, and architect Stephen Lloyd architect. Representing Tractor Supply Company was James Cassidy of Hallison Pearson Cassidy and Mark C. D'Addabbo, of New England Retail Properties Inc.

Minutes of the October 26, 2009 meeting were approved unanimously. The Board also adopted a schedule of meeting dates for 2010 calendar year, to be held the third Wednesday of each month at 5:30 PM, at Town Hall's 1st Floor Meeting Room.

Allen Spool & Printing Company Building proposed by Thames River Properties, LLC. Property located at 60 Willow Street, Mystic. Assessor's Map 182 Block 1 Lot 11. Zone MC-80.

The Board's review opened with a presentation of historic photographs and maps of the building and surrounding area by Chad Frost. Architect Stephen Lloyd described plans for the building's adaptive re-use, emphasizing the building's history. Mechanicals will be placed atop of the building due to floodplain considerations. Knee braces, in the tradition of shipbuilding, will be used to support a new roof over the handicap ramp at the front of the building. A tower above the entrance door has been added, imitating buildings of a similar nature. There will be six one- and two-bedroom apartments each on the second and third floors, with office space on the first floor. The brick boiler room which now juts out from the side of the building, is too low for usable space, but will not be removed.

This project was taken to the Zoning Board of Appeals, seeking variances for floodplain issues relating to the first floor and basement. Partial relief was granted, but the basement which until now has been dry, must be filled to conform to FEMA regulations.

Materials: The base of brick will be restored to its original color, above it will be wood shingle siding, windows will be 6 over 6 with trim with new windows added where loading docks once stood, the roof will have asphalt shingles and a "woodland blend". It is not yet decided whether to have a traditional

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system or a geothermal one, the latter more expensive to install but cheaper to maintain.

Landscaping: Bollard lights will be used, the plan for the sign at the front with wooden laminated thread spools supporting the building's name was shown, the dumpster area will be in the northeast corner of the property. Further details, vegetation, curbing etc. were explained using the plan as reference.

Comments from Board members: Consensus was that this project has been carefully done, with sensitivity to the history of the building and character of the neighborhood. Questions were asked if the boiler room might not be used for waste disposal, if it might be used for commercial or connected to the interior space, if the monitor containing the mechanical area on the roof might not be made higher (a variance request to ZBA seeking this was denied), if larger windows might not be installed where the loading area used to be, and if arches on the dumpster gates could be flattened out.

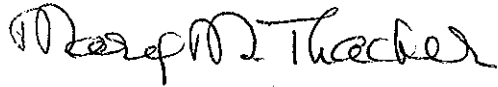
Motion by the Board: To approve this project, with a comment submitted to the Planning and Zoning Commission that the design of the monitor on top of the building (masking the mechanicals) would be improved with additional height. Although additional height allowance is not permitted under current MC-80 zoning, the applicant is seeking a zoning map amendment designating the property Industrial Heritage Reuse District (IHRD), which states that "Existing buildings may be enlarged – provided that such expansion is consistent with the structure's exterior historic architecture" (ZR Section 7.19.6.1). This motion was approved by a vote of 7 in favor, 0 opposed.

Preliminary Review -- "Tractor Supply Company" Retail Store proposed by N.E.R.P. Holding and Acquisitions. Property located at 335 Liberty Street, Pawcatuck. Assessor's Map 17 Block 3 Lots 4 & 4A. Zone HI-60.

This presentation was incomplete. The Board's understanding is that this was an informal preliminary consultation, and not a presentation for approval. Submitted plans depict a rectangular "block building" substantially lacking any architectural details or embellishments as called for in Stonington's Design Review Guidelines. To address this, Board members provided the following suggestions: elevation of site grading below existing street level as proposed by the applicant should be raised, a second story was suggested (the applicant said this was not suitable for the type of contemplated retail). Discussion also focused on the design of the fence surrounding the outdoor storage area, signage and additional architectural details added to exterior façades facing both Route 2 and the store's main entryway. It was recommended that the building footprint be "flipped" with outdoor storage displays located at the front of the lot adjoining Route 2, with the building and parking at the back. It is anticipated that revised plans will be submitted to the Board at a later date.

The meeting was adjourned at 7:30 PM. The next meeting of this board will be held January 20, 2010 in Town Hall at 5:30 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mary M. Thacher". The signature is written in a cursive style with a large initial "M".

Mary M. Thacher, secretary