

**Architectural Design Review Board
Meeting Minutes
February 17, 2010**

The Architectural Design Review Board opened its February 17, 2010 meeting at 5:30 PM in the 1st floor Town Hall Meeting Room. Present were Board members Marc Comeau (Chairman), Robert Birmingham, Mollie Burton, Chuck Canavan, Mary Thacher and Christopher Thorp. Also attending were Planning Director William Haase and Town Planner Keith Brynes. Representing Tractor Supply Company was Mark C. D'Addabbo of New England Retail Properties, James Cassidy PE of Hallison Pearson Cassidy, Glen P. Oxford of Oxford Architecture, Nashville TN, landscape architect Stephanie White of Ferrero Hixon Associates, Simsbury CT, and attorney Theodore Ladwig. Don Sadowski, 3 Lois Court, Pawcatuck, also was in attendance.

Minutes of the January 20, 2010 ADRB meeting were approved unanimously as written.

Final Review -- Tractor Supply Company Retail Store proposed by New England Retail Properties Holding and Acquisition. Property located at 335 Liberty Street, Pawcatuck. Assessor's Map 17, Block 3, Lots 4 & 4A. Zone HI-60

James Cassidy opened the presentation, describing changes made to the plan since the January meeting, joined by architect Glen Oxford and Stephanie White. Revised drawings depict the following changes:

- Two extra awnings added to west side of building facing Route 2 (Elevation 3).
- Gambrel roofs extended outward three feet on Elevations 1 and 3.
- Elevation 4 facing La Quinta Hotel: hardy board and faux barn doors added.
- Red color had been changed to "Colonial Red", a sample of which was shown; other colors include Sherwin Williams "Perfect Greige" and a darker "Garrett Gray".
- Parking: One space eliminated on the south side to accommodate the building's entrance and one space was eliminated on the west side of the building to provide additional landscaping.
- Boulders will be added to the toe of the slope on the west embankment adjoining Route 2.
- Landscaping: Fine fescue will provide ground cover on west embankment; pine trees will be put on the north side facing La Quinta; trees on the west embankment and along the entry driveway will be staggered; additional buffer planting around the loading deck.

Site Cross-Section Plan depicts a 20 foot slope down to the parking area from Route 2 with a 2:1 grade, enhanced by boulders at its base (not shown in section drawing); trees will be 20 feet high at planting, 50 feet high at maturity.

A large tree presently on site will be removed. Replanting it was discussed, but this suggestion was not favorably received by applicant. Extension of the gambrel roofed parapet and placement of additional fill to raise the site pad were also discussed, but the applicant stressed cost constraints. Additional fill to raise the site 7 feet will cost approximately \$1,000,000. Attorney Ladwig stated the applicant had already received Inland Wetlands Commission approval -- the addition of fill would impact wetlands on the east side of the lot and the approved wetlands permit.

Mark Comeau noted that Anguilla Commons is hardly noticeable now that plantings have matured, suggesting that within 10 years this project might not be noticeable either. He stated that this building

with its barn look was suited to its use, a tractor supply company -- if it were for another use, he would not approve it. Bill Haase recommended that both gambrel parapets be the same length (i.e., 18 feet). The Board felt generally this plan was an improvement over the one first presented.

Resident Don Sadowski stated that trees planted near the Route 2 movie complex have not softened the view from where he lives. He suggested planting evergreens along Route 2 to buffer the view of Tractor Supply, especially in winter. He opposed bringing in fill to raise the building's elevation. He suggested that the gambrel roof be larger, similar to the Stop and Shop in Glastonbury. He appreciated changed coloring to umber and darker red. He asked that proposed signs not have interior lighting.

Christopher Thorp suggested larger caliper trees for plantings adjoining Route 2, with fewer deciduous trees and more evergreens.

Bill Haase asked the Board to provide the applicant guidelines in the form of a motion, such that plans can be modified in advance of the Planning and Zoning Commission public hearing set for April 6, 2010.

Bob Birmingham made a motion that that included consensus items agreed to by the Board with the added proviso that the site be raised in elevation 7 feet. Jim Cassidy re-quoted this added cost to the applicant. The Birmingham motion was not seconded by the Board and not voted on. The applicant assured the Board there will be a sprinkler system to maintain plantings, which will encourage trees to grow to their optimum height.

Chuck Canavan then made the following motion, seconded by Mary Thacher:

1. There be an increase in caliper of trees on the west side of the property to 4-6 inches, and that the height of the trees be varied.
2. That a clump of conifers, preferably Douglas Fir, be planted on the northwest corner of the property proximal to Route 2 and the LaQuinta property line.
3. That boulders be placed on the embankment in a natural staggered fashion, not all the same size, and set into the earth, so they look like a glacial moraine.
4. That the rooftop mechanicals be colored to match the roof itself.
5. That both gambrel roof parapets be of equal length (i.e., 18 feet).
6. That colors and a revised drawing depicting these changes be a part of the final presentation to the Planning and Zoning Commission.

This motion was approved by the Board, with one dissenting opinion, that of Bob Birmingham.

The meeting was adjourned at 7:20 PM. The next meeting is scheduled for Wednesday, March 17, at 5:30 PM in Town Hall lower level meeting room.

Respectfully submitted,



William Haase, Stonington Planning Director