

**Architectural Design Review Board
Meeting Minutes
Wednesday, September 15, 2010**

The Architectural Design Review Board opened its September 2010 meeting at 5:35 PM in the 1st floor Town Hall Meeting Room. Present were Board members Mark Comeau (Chairman), Robert Birmingham, Susan Cullen and Michael McKinley. Also attending were Planning Director William Haase and Town Planner Keith Brynes. Representing Crescent Club Subdivision & Attached Housing Development was Robert Ornstein of Arris Design, Tom Liguori, CJ Doyle and Sergio Cherenzia of Cherenzia Associates and Jenn Judge of Gravelly Hill Design Group.

Minutes of the February 17, 2010 ADRB meeting approved unanimously with correction to note Charles Canavan as an attending Board Member.

Design Review -- Crescent Club Subdivision & Attached Housing Development proposed by Richard C. Panciera Charitable Remainder Trust and Cherenzia Excavation, Inc. Property located on Mary Hall Road and Greenhaven Road, Pawcatuck. Assessor's Map 7 Block 1 Lot 44. Zone RM-20.

CJ Doyle opened the presentation with an overview and orientation to the proposed 58-acre development. Drawing presented included Overall Site Plan C-4, Attached Housing Boundary C-5, Enhancement Plan C-14, and Landscaping Plans L1-L4. Noted on the site plan was the location of the previously approved four-lot subdivision on Mary Hall Road. Four driveway cuts are proposed in the existing 440 linear feet of stonewall along Mary Hall Road. Mature trees along roads are to be preserved with the exception of the trees necessary to make driveway cuts. The location of open space land to be conveyed to the town as part of the application was identified.

Robert Ornstein presented plans and elevations of proposed housing units along with brochures of the windows and doors. Samples of shingles, clapboards, and railing and deck materials were displayed.

R. Birmingham questioned material call outs and the color of the singles and clapboards were discussed. Bob complimented the design of the site amenities.

C. Thorp asked the age of the plant material in the photos of similar projects being presented as representative to the plant material proposed in the application. It was estimated at approximately 2 years.

Jenn Judge presented the planting scheme and noted the preference for wetland plants in the scheme.

Noted were the plantings along the driveway connectors and the three classifications of areas around the houses; 'Integral Lot Area', 'Neighborhood Area' and 'Design Open Space'.

Tom Liguori noted the demographic of the target market for the housing would be professional commuters, and that the units have maximum of 2 bedrooms.

S. Cullen questioned the material of the paths and their suitability to universal accessibility. It was noted that paths are to be compacted crushed stone for drainage reasons.

C. Thorp questioned the representation of the nature of over-all landscape design scheme and requested further information on how the intended scheme relates to the portion of the existing conditions (trees, walls, open space and topography) that will remain.

W. Haase suggested to the applicants that a unified plan be prepared.

M. Comeau thanked the applicants for fitting the design of the development in with character of the street scene and avoiding being another egregious assault on Stonington's architectural character.

M. McKinley noted that the applicants did a good job navigating the numerous regulations in the design of the development. He also questioned the extent of the disturbance of the existing conditions. Tom Liguori noted that it appeared that all existing trees were to be removed.

The board requested further information when the applicant returns for final review. An existing conditions plan with limits of substantial disturbances noted. M. Comeau suggested keying photographs to the overall site plan.

W. Haase suggested clarifying the nature of the vegetated buffer and adding the location of areas 'no disturbance' to the plan. R. Birmingham conquered.

The board was invited by the applicant to walk the site. Members agreed to visit the site individually. A group site walk was not planned.

The meeting was adjourned at 7:15 PM. The next meeting is scheduled for Wednesday, October 13, 2010.

Submitted,


Christopher Thorp