

**Architectural Design Review Board
Meeting Minutes
Wednesday, October 20, 2010**

1. Call to Order. The Architectural Design Review Board opened its October 20, 2010 meeting at 5:35 PM in the 1st floor Town Hall Meeting Room. Present were Board members Mark Comeau (Chairman), Susan Cullen, Michael McKinley, Christopher Thorp and Mollie Burton. Also attending were Planning Director William Haase and Town Planner Keith Brynes. Board members Robert Birmingham and Chuck Canavan were absent.
2. Approval of Meeting Minutes. Minutes of the September 15, 2010 ADRB meeting were approved unanimously 5-0.
3. "Multi-Tenant Signage Plan" proposed by Massoud Kalkhoran. Property located at 21 East Main Street, Mystic. Assessor's Map 174 Block 2 Lot 5. Zone DB-5.

The application was presented by Chad Frost of Kent + Frost Landscape Architecture. Proposed detached sign will be uplit with full cut-off lighting and is modeled after the architecture of the main building. Mr. Haase reviewed applicable regulations related to architectural review of signage. The Board discussed alternative color schemes for the sign.

Ms. Cullen motioned to approve the application, seconded by Mr. Thorp. Motioned passed unanimously 5-0.

4. "Crescent Club Subdivision & Attached Housing Development" 68-unit townhome development proposed by Cherenzia & Associates LTD. Property located on Mary Hall Road and Greenhaven Road, Pawcatuck. Assessor's Map 7 Block 1 Lot 44. Zone RM-20 (continued from 09/15/10).

Review of this application was continued from the September 15, 2010 meeting. The application was presented by Tom Liguori of Cherenzia & Associates, Jenn Judge of Gravelly Hill Design Group and Robert Ornstein of Arris Design. Ms. Judge presented updated plans showing buffering, wetlands plantings, limits of clearing and new transitional areas between lawns and surrounding open space. Landscaping at entrances has been redesigned to better blend in with the surrounding neighborhood. Mr. McKinley commented on encouraging preservation of larger trees on the site, including the single family portions.

Mr. Liguori reviewed a powerpoint presentation of the site plan and corresponding photos of existing conditions. Existing stone walls will be reused to create retaining walls where needed. Mr. Liguori explained the open space areas proposed to be granted to an open-space organization and which will continue to allow farming.

Mr. Ornstein reviewed a powerpoint presentation showing a 3-D rendering of the development with a revised color scheme.

Mr. Thorp recommended revising grades and landscaping between grass and open space areas to provide a more natural transition.

Motion to approve the application was made by Ms. Cullen, seconded by Mr. Thorp with the stipulation that contours to the east and west between the grass and open space be pulled out to provide a more natural transition. Motion was approved unanimously 5-0.

5. "Master Plan Revision" proposed by Mystic Seaport Museum. Property located on Greenmanville Avenue (Rt. 27). Zone MHD (Marine Heritage District).

The application was presented by Brian Kent of Kent + Frost Landscape Architecture. The primary goal of the application is to identify the site entrances as landmarks for visitors who often bypass the entrances. Jim Giblin, former Facilities Director for the Seaport, commented on the number of buildings at the site. Mr. Kent stated that the Seaport has been working with the authors of the ongoing Mystic Mobility Study to better integrate the two projects. Mr. Haase recommended that the Seaport's new streetlights match those that the Town is installing further south on Rt. 27. Mr. McKinley left the meeting at 7:20PM.

Mr. Haase reviewed the signage regulations regarding the proposed lightpole banners which may not be allowed as presented. Mr. Kent stated that the flexibility of the MHD Zone may grant extra flexibility regarding signage. Mr. Kent stated that the proposed masts at the south entrance will be a maximum of 45' tall and unlit. Mr. Thorp commented that the grass area around the tugboat exhibit should be left unpaved. Ms. Burton commented that the combination of the flagpoles and banners may result in too much signage. Mr. Comeau was not concerned due to the height difference between the banners and masts and the historic integrity of the Seaport.

Motion to approve the Master Plan was made by Ms. Burton, seconded by Mr. Thorp. Motion was approved unanimously 4-0.

6. Adjournment

Motion to adjourn was made by Mr. Comeau, seconded by Mr. Thorp to adjourn the meeting at 7:50PM. Motion was passed unanimously.

Submitted,



Keith A. Brynes, Town Planner