

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

The Architectural Design Review Board opened its November 17, 2010 meeting at 5:30 PM in the 1st floor Town Hall Meeting Room. Present were Board members Mark Comeau (Chairman), Mollie Burton, Michael McKinley, and Susan Cullen. Also attending were Planning Director William Haase and Town Planner Keith Brynes. Absent were Board members Robert Birmingham, Christopher Thorp and Charles Canavan.

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

**Design Review -- Taylor Real Estate Company Building, proposed by Robert Taylor. Property located at 232 Greenmanville Avenue, Mystic. Assessor's Map 171 Block 2 Lot 31. Zone TC-80.**

Architect Peter Argiros represented the applicant presented the project, noting the following:

- The project was previously approved by the Planning & Zoning Commission as a change in use from storage to office (prior to creation of ADRB).
- The applicant is submitting minor design changes emphasizing a new roof form. The flat roof will be trussed into a modified gable with hip portion and cornice returns.
- Roofing proposed in FBA architectural shingles and the siding CertainTeed shakes.

The Taylor's original plan called for conversion of the building to a business use with real estate offices. The revised plan will include additional rental space for professional offices (which the applicant refers to as the "highest and best use"). The Board discussed the proposed design's form and articulation and concerns over whether it looked residential in nature versus commercial, specifically, the fenestration and scale. The Board also considered the balance of the façade elements.

Molly Burton was concerned that a lack of window muntins resulted in the windows appearing large and clumsy in scale, and Sue Cullen stated that the lack of symmetry led to an imbalance in the facade. Chairman Comeau and Michael McKinley expressed a view that the fenestration "as-is" denoted this structure as a commercial space that should articulate itself so, given the elements presented by the architect. The Board agreed that the roof form, materials and details were a vast improvement to the existing structure.

No site plan beyond an Assessor's street-card was presented, though it was felt the site was tight and there wasn't much the applicant could do to enhance conditions beyond


the improvements made thus far. Discussion ensued regarding the administrative review path for P&Z approvals.

Michael McKinley moved to approve the application as submitted, Sue Cullen seconded the motion. Motion approved by vote of 3-0-1 with Molly Burton abstaining.

The meeting was adjourned at 7:20 PM.

Respectfully submitted,

Mark Comeau, Chairman



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Mollie Burton, Secretary