

**Architectural Design Review Board
Special Meeting Minutes
March 2, 2011**

The Architectural Design Review Board opened its March 2, 2011 special meeting at 5:30 PM in the 1st floor Town Hall Meeting Room. Present were Board members Michael McKinley, Christopher Thorp, Charles Canavan and Vice Chair, Robert Birmingham. Also attending was Town Planner, Keith A. Brynes. Board members Mark Comeau, Mollie Burton and Susan Cullen were absent.

Review of proposed child daycare center. Precious Memories Preschool - Applicant. Property located at 168 Greenmanville Ave., Mystic. Assessor's Map 172, Block 2, Lot 5. Zones RA-40 & RM-15.

The proposed day care building was presented by Steven Cardelle of Cardelle Design Associates. Mr. Cardelle described design elements intended to give a residential scale to the building. The proposal includes waiver requests under Section 2.15.6.3 and 2.15.6.4 for plans prepared by a licensed architect and a licensed landscape architect.

Mr. Canavan recommended a deeper and more functional porch and "dog house" rather than gabled dormers for a more residential look.

Ed Wenke, P.E. of Site & Structures, LLC presented the site plan including parking and access issues. Mr. Wenke stated that peak parking drop-off times were analyzed at the applicant's other schools and that the site plan was adequate to handle those demands. Drop-off and pick-up times are staggered over multiple hours preventing queuing of cars. Board members noted to staff that entire plan sets, rather than just landscaping plans, would be helpful for applications in the future.

Mr. Birmingham asked whether the driveway's lane divider could be cut back away from the street to prevent driver confusion and allow cars to circle the parking lot. Mr. Wenke stated that cutting back the lane divider may lead to more driver confusion and that DOT review of the access was still pending and could dictate the final design.

Mr. Thorpe stated that it may be difficult to preserve mature trees as stated in the plan, particularly the evergreen on the south side of the site. More effort relating the landscaping and grading to surroundings was recommended. Mr. Wenke stated that many mature trees will remain undisturbed. Board members recommended that the dumpster toward the front of the site be relocated. Mr. Wenke commented that the dumpster location is not ideal but the required 35' buffer prevents placing it in a more inconspicuous location.

Mr. McKinley recommended enhancing design of the front yard using elements from the west side of Greenmanville Ave. Possible swapping of the dumpster and storage shed

locations was discussed. Placement of the shed in the rear of the building was discussed as a possibility if State day care requirements do not prohibit reduction of the size of the recreation area. Mr. McKinley recommended enhancing the design of the handicap ramp and bringing the planting bed closer to the front of the building with a possible change of grade.

Mr. Birmingham stated that PZC should analyze the potential queuing of vehicles prior to granting approval.

Mr. Canavan motioned to approve the application with the following comments and recommendations:

1. Recommend extending the depth of the porch.
2. Recommend changing two small dormers to a "dog house" style.
3. Recommend reducing the length of the driveway's lane divider closest to the street in order to accommodate internal circulation.
4. Recommend alternative to the current dumpster location, possibly swapping the shed and dumpster locations.
5. Recommend reworking of the design of the handicap ramp and planting bed.
6. Recommendation to PZC to analyze the number of queuing cars.
7. Existing pine tree on the south side may not survive site work.
8. Recommend to PZC that if the Special Use Permit application is approved, the PZC should stipulate a return to this Board for a follow up review on these items.

Mr. Birmingham seconded the motion. Motion approved by vote of 4-0.

Mr. Birmingham motioned to adjourn. Motion seconded by Mr. Thorpe. The meeting was adjourned at 6:05 PM.



Respectfully submitted,
Keith A. Brynes, Town Planner