

**Architectural Design Review Board
Special Meeting Minutes
March 16, 2011**

The Architectural Design Review Board opened its March 16, 2011 special meeting at 5:30 PM in the 1st floor Town Hall Meeting Room.

Present were Board members, Christopher Thorp, Charles Canavan, Mollie Burton, Susan Cullen and Vice Chair, Robert Birmingham. Also attending was Town Planner, Keith A. Brynes. Board members Mark Comeau and Michael McKinley were absent.

Mr. Thorpe motioned to approve the minutes of the March 2, 2011 meeting. Mr. Canavan seconded the motion. The motion was approved by a vote of 4-0-1 with members Thorpe, Canavan, Burton and Birmingham voting to approve and Cullen abstaining.

Review of proposed new mixed-use building and site plan at 17-19 East Main Street, Mystic. Assessor's Map 174, Block 2, Lot 4. Zone DB-5. John Patrick Walsh, AIA - Applicant. KAC Realty, LLC – Owner.

Project architect, John Walsh, AIA presented the application which includes demolition of the existing building at 17-19 E. Main and construction of a new mixed-use building to include a 56 seat restaurant on the ground floor and two dwelling units on the upper stories. While the existing building was originally intended to be renovated by the owners, complete reconstruction was found to be necessary due to the condition of the building and the costs involved. Mr. Walsh stated that the proposed new building was designed to be similar in size, massing, details and overall appearance to the existing building.

Project engineer, Clint Brown, PE of DiCesare Bentley Engineering, presented the site plan which features parking towards the back of the site preserving the look of the existing streetscape. Landscaping plan includes required buffers from neighboring properties.

Mr. Birmingham stated that the existing building is a contributing structure to the Mystic Bridge National Register Historic District and that the construction date of 1940 on the Assessor's street card is likely incorrect. Board members agreed that the building most likely dates to the mid-19th century.

Property owner, Angela Kanabis, stated that the goal was to design the new building to fit into the historic area of downtown Mystic. Building and fire code requirements prevent renovating the existing building to meet their needs.

Ms. Burton expressed concern over demolition of the historic structure. Mr. Walsh stated that compliance with FEMA regulations was also necessary making reconstruction a better option. Ms. Kanabis stated that parking would be adequate with 5 on-site parking spaces would still be reserved for Bravo Bravo restaurant across the street. Outdoor seating is exempt from parking requirements in the DB-5 zone.

Mr. Birmingham stated that more landscaping would be ideal in certain areas. Mr. Thorpe expressed concern over the loss of the existing building and requested more information on the architectural details of the new building. The landscaping plan provides too many types of

plantings and would benefit from simplification. Evergreens should be provided in the rear buffer area.

Ms. Cullen stated that the applicants showed good effort in replicating the historic character of the existing building. Ms. Burton suggested offering the existing building to renovators of historic properties who could either move the building or reuse its materials.

Mr. Birmingham requested more detail regarding building materials, fenestration and colors. Mr. Walsh stated the new building will be white with wood or AZAK trim and possibly a hardiplank siding. Windows will be double hung with sliders at the front of the restaurant.

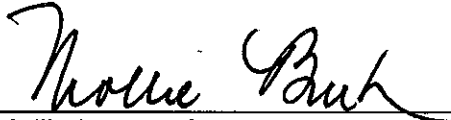
Mr. Canavan recommended contacting the Mystic Historical Society to find old photos of the building to help determine its age and historic window types. Mr. Canavan recommended muntins along the top of the windows, redesigning the building's columns and limiting the view of mechanicals. Mr. Walsh stated that mechanicals will be hidden on a deck built into the design.

Mr. Birmingham stated that he would like for the Board to review revised plans at a future meeting. Ms. Burton recommended marketing the old building and will ask a specific restoration specialist to contact Ms. Kanabis. Other board members will also try to find a buyer and/or salvager and investigate historic colors.

Ms. Kanabis stated that their goal is to demolish the building my Memorial Day and construct by the fall. The Board felt that they should review the plans again prior to demolition. Board members stated that they will be looking for evidence that the owners made efforts to salvage the building.

Mr. Canavan motioned to adjourn. Motion was seconded by Mr. Thorpe. Motion to adjourn was unanimously approved at 6:20 PM.

Respectfully submitted,
Keith A. Brynes, Town Planner



Mollie Burton, Secretary