

**Architectural Design Review Board
Special Meeting Minutes
April 20, 2011**

The Architectural Design Review Board opened its April 20, 2011 special meeting at 5:30 PM in the 1st floor Town Hall Meeting Room. Present were Board members, Christopher Thorp, Michael McKinley, Mollie Burton, and Vice Chair, Robert Birmingham. Also attending were Town Planner, Keith A. Brynes and Director of Planning, William Haase. Board members Mark Comeau, Charles Canavan and Susan Cullen were absent.

Election of Officers:

Mr. Thorp motioned to table election of officers until the next meeting. Mr. McKinley seconded. Motion to table was approved by a vote of 4-0.

Minutes:

Ms. Burton motioned to table review of the March 16, 2011 meeting. Mr. Thorp seconded the motion. Motion to table was approved by a vote of 4-0.

Review of proposed child daycare center. Precious Memories Preschool - Applicant. Jean B. Coogan – Owner. Property located at 168 Greenmanville Ave., Mystic. Assessor’s Map 172, Block 2, Lot 5. Zones RA-40 & RM-15. (Special Use Permit Application PZ1103SUP & CAM approved by Planning and Zoning Commission 3/15/11.)

Steven Cardelle of Cardelle Design Associates and Dan Russ, General Contractor, reviewed the 8 recommendations forwarded by the ADRB to the Planning and Zoning Commission on 3/2/11. The Planning and Zoning Commission approved this Special Use Permit application with the stipulation that the applicants return to the ADRB for final review.

The applicants addressed the eight recommendations from the 3/2/11 meeting as follows:

1. Depth of porch has been extended.
2. Dormers are now dog house style.
3. Landscaping strip in driveway has been reduced in length.
4. Dumpster location has been pushed in a few feet but could not be relocated anywhere else; additional screening has been added.
5. Handicap ramp has been reworked and railings have been eliminated.
6. Plantings have been added.
7. PZC considered queuing in their approval.
8. Site engineer still intends on saving large pine tree.
8. Application has returned for ADRB review.

Mr. McKinley stated that the ramp’s redesign looks better and recommended eliminated the balisters if possible. Mr. Thorp recommended increasing landscaping around the dumpster and making the landscaping in that area appear more natural so it blends in well. Board members commended the applicants for their revisions.

Mr. Thorp motioned to approve the application with the stipulation that “Plantings shall be more naturalistic around the dumpster to better blend in.” Motion seconded by Mr. McKinley. Motion approved 4-0.

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 changes to the building design made in reaction to the Board's last review on 3/16/11. Mr. Walsh submitted an historic photo of the building which showed no muntins on the windows.

Ms. Burton asked whether the building could be reused rather than demolished. Mr. Walsh stated that conversion into a modern restaurant is very difficult under modern building and fire codes and flood hazard regulations. Even with a reuse of the building very little of the original structure would remain intact. Mr. Birmingham asked whether ventilation pipes would be visible. Mr. Walsh stated that an internalized chase would minimize such pipes.

Clint Brown of DeCesare Bentley Engineers and Tim Gerrish, of Gardner and Gerrish Landscape Architecture, presented the site plan. The landscaping plan shows a reduction in plant types and additional buffering per the Board's recommendations.

Mr. Thorp stated that the applicants did a good job with the building design but he was still troubled by the landscaping which was out of scale with the structure. A larger shade tree in front of the building was recommended, particularly a Hybrid Elm which could fit under the power lines.

Mr. McKinley commented that it is often hard to replicate past building designs. The existing building is a mix of ad-hoc styles and additions. The new design is commendable and could be further simplified.

The consensus of the Board was that the new window designs are too busy and that 1 over 1 panels would suffice. Attic windows should have an alternative design with reuse of the existing stained glass window as a possibility. The Board discussed the building columns agreeing that their full height should be maintained where possible.

Ms. Burton motioned to approve the application with the following 6 stipulations. Mr. McKinley seconded.

1. Change the street tree to a Hybrid Elm.
2. Use low evergreens as plantings facing the street.
3. Use grasses, rather than washed stone, on the west side of the site.
4. Building design should utilize larger columns that carry through the façade of the building.
5. Windows should be 1 over 1 panels with no muntins.
6. Consider decorative crescent window in the attic facing the street.

The motion was approved 4-0.

Mr. Thorp motioned to adjourn. Motion was seconded by Ms. Burton. The meeting adjourned at 6:50PM.

Respectfully submitted, Keith A. Brynes, Town Planner


Mollie Burton, Secretary