

**Architectural Design Review Board  
Regular Meeting Minutes  
November 16, 2011**

The Architectural Design Review Board opened its November 16, 2011 regular meeting at 6:00 PM in the 1st floor Town Hall Meeting Room. Present were Board members, Christopher Thorp, Charles Canavan, Susan Cullen and Mollie Burton. Members Mark Comeau, Bob Birmingham and Michael McKinley were absent. Also attending was Town Planner, Keith A. Brynes.

**Review of proposed Congregate Care Facility. Property located at 162 Greenmanville Avenue (access through Clara Drive). Assessor's Map 172-2-5. Zone RM-15. Applicant – Brom Builders, Inc. Property Owner – Clara Morgan Coogan Trust.**

This application was initially presented to the Board at their October 19, 2011 meeting.

The application was presented by Joe Mastronunzio of Brom Builders. Mr. Mastronunzio stated that the project architect addressed the two issues the Board commented on at the last meeting – the port cochere and the Phase 2 roofline. The port cochere will have natural light shining through its dormer which was not clearly shown in the original plans. Three options for the Phase 2 roofline were previously sent to the Board for review. For the Planning and Zoning Commission submission, which was prior to this meeting, Option 3 was chosen. A 3-dimensional rendering was presented on screen to the Board. Phase 1 has been revised to include all sloped roofs and meets the height and roof pitch requirements. Most of the existing stone walls will be retained except where removal is required.

Mr. Thorp stated that when removal of existing stone walls is necessary they should be reused elsewhere on site, particularly near the site entrance. Mr. Mastronunzio stated that they will try to reuse them where possible. Mr. Thorp stated that the planned wing walls near the entrance should be connected with existing stone walls. Mr. Mastronunzio described the proposed retaining walls as interlocking block with a complimentary face. The wall near the entrance will be tiered with landscaping in the middle. Mr. Thorp stated that the retaining wall should be carefully designed and that its plantings are crucial. Mr. Mastronunzio stated that he is sensitive to the importance of the wall's design and that the project has a \$350,000 landscaping budget.

Ms. Burton asked why a 3 story building is required. Mr. Mastronunzio stated that a certain amount of density is needed to make the project feasible. The use is needed in this area and the Plan of Conservation and Development recommends elderly housing.


Mr. Canavan recommended removing the panels underneath the pediments on the Phase 2 building and dropping down the pediments to connect with the roof and make them appear less "hat-like." Mr. Mastronunzio stated that his architect will consider the change.

Ms. Cullen motioned to approve the proposal with the following recommendations:

1. Landscaping materials shall be mature and appropriately sized to soften the retaining walls. Retaining walls should not run in exact parallel lines to vary their appearance. Choice of retaining wall materials shall be sensitive to the area.
2. Existing stone walls the on the site should be retained and should be rearranged where removal is necessary.
3. Consider blending the pediments on the corners of Phase II's roof back into the mansard roof.
4. The Board requests a follow-up meeting after Planning and Zoning Approval to review final plans.

Ms. Cullen motioned to adjourn. Motion was seconded by Mr. Canavan. The meeting adjourned at 7:30PM.

Respectfully submitted,  
Keith A. Brynes, Town Planner

  
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Mollie Burton, Secretary