

**Architectural Design Review Board
Regular Meeting Minutes
December 21, 2011**

The Architectural Design Review Board held its December 21, 2011 regular meeting at 5:30PM in the 1st floor Town Hall Meeting Room. Attending were members, Chuck Canavan, Mark Comeau, Susan Cullen, Bob Birmingham and Mollie Burton. Members Christopher Thorp and Michael McKinley were absent. Also attending was Keith A. Brynes, Town Planner.

The meeting was called to order by Mr. Comeau at 5:30 pm.

There was a motion to approve the minutes of the Oct. 2011 meeting made by Mr. Canavan, seconded by Ms. Cullen, all in favor, the motion passed.

There was a motion to approve the minutes of the Nov.2011 meeting made by Ms. Burton, seconded by Mr. Canavan, all in favor, the motion passed.

Review of proposed restaurant and marine support facility building. Property located at Washington Street, Mystic. Assessor's Map 182, Block 1, Lot 16. Applicant – John Patrick Walsh, AIA. Owner – Noank Shipyard Inc.

Representing the application were Harry Boardsen, Abbey Holstein, John Holstein property owners, John Patrick Walsh, architect, Sergio Cherenzia, engineer, and Jen Judge, landscape architect from Cherenzia Associates and Angelas Kanabis.

Harry Boardsen of Seaport Marine of Mystic presented early plans (floor plans not finalized) to the board for their approval of a 3,600-4,000 s.f. restaurant, boater's bath and laundry and small retail space for Pistol Point. In keeping with the design of The Allen Spool Building next door architecturally, the building would have 100 sets for dining, outside dining and a 2nd floor mezzanine. It has a monitor roof structure with a standing seam metal roofing material to be navy blue. The building itself would be cedar shake siding with white trim.

Jen Judge presented the landscape plans which includes some small and medium trees to provide some shade in the parking area without ruining the views of the water for the neighbors. The parking lot surfacing will be gravel to provide good water drainage and have some planters with year round interest plant material. They have provided a separate walk area to the boater's laundry and baths with a wooden railing. The lot and pathways will be lit and there will be a visual and physical barrier between the public restaurant and private boater facilities. The plans include native materials and low maintenance ground covers and seating for waiting restaurant patrons. The firepit area will be dropped down and separated from the outdoor dining by a series of planters. The dumpster utility area will be surrounded by 5-6 foot evergreens. There will be decking from the restaurant to the firepit area and the bollards are design to match the Allen Spool building. All slips will be accessed via a fixed walkway. Propane tanks will be underground.

Ms. Burton praised the design team and suggested no changes to the plan, Mr. Birmingham concurred. Mr. Canavan questioned the structure of the open air portion of the building, as it seemed to be without support. The architect said that there is support, it just didn't show up in the drawing. There was some discussion about the zoning regulations that Mr. Brynes said that he would follow up on. Mr. Walsh stated that the building will be raised to comply with flood hazard requirements.

Ms. Cullen made the motion to approve the application with the caveat to the P&Z that we think that the monitor roof structure must be retained regardless of zoning height regulations as it reflects the design, form and mass of a maritime vernacular that Stonington wants. Motion passed unanimously.

Motion to adjourn by Mr Cananvan at 6:22, seconded by Mr. Birmingham.

Respectfully submitted,

A handwritten signature in cursive script, reading "Mollie Burton". The signature is written in black ink and is positioned above a horizontal line.

Mollie Burton, Secretary