

**Architectural Design Review Board
Regular Meeting Minutes
February 15, 2012**

The Architectural Design Review Board held its February 15, 2012 Special Meeting at 5:30PM in the 1st floor Town Hall Meeting Room. Attending were members, Bob Birmingham, Mollie Burton, Chuck Canavan, Susan Cullen and Michael McKinley. Members Mark Comeau and Christopher Thorp were absent. Also attending was Keith A. Brynes, Town Planner.

The meeting was called to order at 5:34 pm by acting Chairman Bob Birmingham.

Motion to approve minutes for December 21, 2011 made by Cullen, seconded by Canavan, all in favor.

Motion to approve minutes for January 18, 2012 made by Burton, seconded by Canavan, all in favor.

Application #ADRB 12-02 - Review of proposed "Spruce Meadows" residential development consisting of two three-story structures and a detached community building / caretaker dwelling for a total of 44 residential units. Property located at 100 & 102 South Broad Street, Pawcatuck, CT. Assessor's Map 25, Block 1, Lots 5 & 6. Zones LS-5 & RR-80. TFB III, LLC – Property Owner.

Owner Tom Buxton, representing "Spruce Meadows" located at 100-102 South Broad ST Pawcatuck, CT, spoke about the changes in the project from their original proposal. He credited the ADRB with being instrumental in the changes based on the feedback of the members at their first meeting. They have dropped the commercial component, lessened the coverage by asphalt and added playscapes. They changed the drainage and maintained a tree line with the Andersens. The changes allow for better fire access, community center with caretaker's housing above, generators and life support apparatus for the whole community.

There was a question about signage that was addressed, another about a fence or stonewall delineating the sidewalk from the tree line/property. No decision had been made to which choice would be made. Mr. McKinley requested that a materials package be supplied to the committee. The materials selected are cedar shakes and earth tone architectural shingles. A discussion ensued about the landscaping for the building, Brian Kent, Landscape Architect of Kent + Frost noting that there was increased planting near the buildings, but that it was not possible to get more planting in the median in the parking lot. Mr. Canavan noted the improvement in the massing of the buildings, and all liked the scaling down of the ends of the buildings. A request was made to use cedar shakes vs. Hardibacker on the building ends for an improved look.

Also supporting this proposal in attendance were Ed Wenke, P.E. and Architect Leon Mularski.

A motion to approve was made by Ms. Burton with the condition of the exterior materials would be called out on the final plans and samples provided to the committee. Seconded by Ms. Cullen, all in favor.

Application # ADRB 12-03 - Review of proposed medical office building and associated site improvements. Property located at Harry Austin Drive and Masons Island Road, Mystic. Assessor's Map 160, Block 4, Lot 4. Zone M-1. Summit Street Development, LLC – Property Owner.

The next proposal was for a medical office building on the corner of Harry Austin Drive and Mason's Island Rd. in Mystic. Architect John Patrick Walsh presented plans for a 5,000s.f. dental facility for owner, Pierce Hall. Sheila Werth provided plans for the landscaping of the building with salt tolerant natural materials, including Zelkova trees, Cryptomeria, bayberry, and Microbiota decussate as ground cover.

There will be an effort made to protect the view of the "Y's sign, which will now be incorporated into the new sign for the building.

Mr. Patrick La Fayette, P.E. presented the site plan for the building showing the building facing the oncoming traffic traveling down Mason's Island Rd. as opposed to Harry Austin Dr or facing the road. Discussion ensued of the pros and cons of having a building not face the road that it fronts onto. Most members did not see a problem with this, and could see the inherent problems of getting a building, parking and proper drainage on this site. Mr. Canavan made a motion to proceed with the permitting process, with the architect trying to lowering the slope of the side gables and provide the board with a color palette to review as well. Seconded by Ms. Burton, passed by the board unanimously.

Mr. Birmingham has submitted his application to the 2014 POCD Committee, which was praised by the board.

A motion to adjourn was made by Mr. Canavan at 6:47pm, seconded by Mr. McKinley and approved by the board.

Respectfully submitted,



Mollie Burton, Secretary