

**ARCHITECTURAL DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
APRIL 18, 2012**

The Architectural Design Review Board held its April 18, 2012 Regular Meeting at 5:30PM in the 1st floor Town Hall Meeting Room. Attending were members, Bob Birmingham, Michael McKinley, Chris Thorp and Susan Cullen. Members Mark Comeau, Mollie Burton and Chuck Canavan were absent. Also attending was Keith A. Brynes, Town Planner/Interim Director of Planning.

Acting Chairman, Bob Birmingham, called the meeting to order at 5:30 pm.

A motion to approve the 3/28/12 meeting's minutes was made Mr. McKinley, seconded by Mr. Thorp and unanimously approved.

Application #ADRB 12-05 - Review of final plans for PZ1132SUP & CAM Clara M. Coogan Trust – Special Use Permit & Coastal Area Management Review applications for phased development of a 245-unit Congregate Living Facility on 18.02 acres to be created through subdivision of a ±52.07 acre parcel. Phase 1 proposes 125 units and Phase 2 proposes 120 units. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40.

Presenting the application was Joe Mastronunzio of Brom Builders. Mr. Mastronunzio showed a 3-D rendering of the development. Since the Board's last review of this project, plans have been revised to show additional landscaping in the between the 2 levels of the western retaining wall and modified architectural plans. Testing has revealed that some areas of the retaining wall may consist of a natural rock face. Other parts of the wall may be constructed from rock processed on site. The Board discussed whether both levels of the wall were necessary and whether grading could be accomplished without it. Mr. Mastronunzio discussed the Planning and Zoning Commission's requirement for a walking trail along the top of the wall. Consensus of the Board was that they would support relocating such a trail to another location. Mr. Mastronunzio discussed the possibility of raising the building's finished grade by a few feet to reduce the height of the western retaining wall.

Mr. Mastronunzio presented revised architectural elevations with the balustrades removed and pediments lowered which reduces the perceived height of the building.

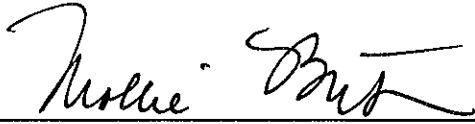
A motion to approve the application was made by Mr. McKinley that the following items shall be incorporated into the plan:

- With respect to retaining walls, minimize grade change and develop non-structural solutions (eg. berms).
- Minimize the extent of manicured landscaping solutions.
- With respect to the western retaining wall, reduce the height of the two-step retaining wall via a natural berm and/or raising of the site grade ie 1st floor elevation.
- Utilize exposed ledge and natural planting.
- Exposed concrete masonry units are not acceptable.

The motion was seconded by Mr. Thorp and was unanimously approved.

Mr. Thorp motioned to adjourn the meeting. Mr. McKinley seconded. The motion passed unanimously.

The meeting adjourned at 6:55PM.

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

Mollie Burton, Secretary