

**ARCHITECTURAL DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
AUGUST 28, 2013**

The Architectural Design Review Board held its August 28, 2013 Special Meeting at 5:30PM in the 1<sup>st</sup> floor Town Hall Meeting Room. Attending were members, Mark Comeau, Bob Birmingham, Mollie Burton and Chuck Canavan. Members, Susan Cullen, Michael McKinley and Christopher Thorp were absent. Also attending was Keith A. Brynes, Town Planner.

Chairman, Mark Comeau called the meeting to order at 5:35PM.

Mr. Birmingham motioned to table the draft minutes of the October 17, 2012 meeting; seconded by Ms. Burton. The motion was approved 4-0.

**Review Application #ADRB 13-01-** Modifications to Approved Master Plan and Site Plan applications PZ0463ZC, SPA & CAM & PZ0714ZC (MIRG Mystic Harbour, LLC). Plans include 4 residential buildings with a total of 55 dwelling units and associated site improvements. Property located at 2 Harry Austin Drive, Mystic. Assessor's Map 160, Block 4, Lot 8. Zone IHRD-2. Edgewood Mac, LLC – current property owner.

The site plan was presented by Jeffrey Olszewski, landscape architect. Plants chosen were all part of the approved 2004 plan although the selection has been simplified. Trees will not conflict with view from residences. The plan features a central green area between the 4 buildings.

Bryan Robik of Edgewood Mac, LLC stated that the site is designed to offer views of either the water or the central green for all units. An outdoor pool is shown at this time, although they are still determining if it should be replaced with another outdoor feature such as a gazebo. The development will be targeted toward a wide demographic including 1<sup>st</sup> time homebuyers and empty-nesters

Architect, Tim Wentz, of Gate 17 Architecture presented the building design. The existing brick tower of the former mill building is reflected in the design. Each unit will include a balcony facing the interior or exterior of the property. Exterior materials include hardiplank siding and shakes. The roofline, materials and colors will vary to reduce to perceived massing. Each unit will have 2 parking spaces underneath the units. This parking will be open with no interior walls. Design features will be present on all four sides of the buildings. Mr. Birmingham stated that the Board should review the final details that will be submitted to PZC.

Attorney Ted Ladwig stated these revisions are an improvement over the approved 2004 plans. The buildings comprise only half the square footage of the approval. The number of units remains 55. Mr. Canavan recommended adding a knee wall below the lattice for more of a mill look. The wall could also block headlights from the parking spaces on the ground floor.

Mr. Birmingham motioned to approve the application with condition that the Board shall review final details regarding:

- The central green area.

- Building exterior materials and colors.
- Knee wall added to the exterior of the building below the lattice.

The motion was seconded by Mr. Canavan and approved 4-0.

Mr. Canavan motioned to adjourn the meeting. Ms. Burton seconded. The motion passed 4-0. The meeting was adjourned at 6:23PM.

Respectfully submitted,



Keith A. Brynes, Town Planner