

**ARCHITECTURAL DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
OCTOBER 16, 2013**

The Architectural Design Review Board held its October 16, 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, Chuck Canavan, Susan Cullen and Michael McKinley. Member Christopher Thorp was absent. Also attending was Keith A. Brynes, Town Planner.

Chairman Mark Comeau called the meeting to order at 5:30PM.

Mr. Birmingham motioned to approve the draft minutes of the 8/28/13 meeting; seconded by Mr. Canavan. The motion was approved 5-0. The motion was approved 5-0. Roll call Birmingham – approve, McKinley – approve, Cullen – approve, Canavan – approve, Comeau – approve, Burton – not present.

Mr. Birmingham motioned to approve the draft minutes of the 10/17/12 meeting; seconded by Mr. McKinley. The motion was approved 5-0. Roll call Birmingham – approve, McKinley – approve, Cullen – approve, Canavan – approve, Comeau – approve, Burton – not present.

Ms. Burton arrived at 5:35PM.

**Application #ADRB 13-02-** Review of proposed 13,000SF retail building and associated site improvements. Property located at corner of Maritime Drive & Coogan Blvd. Assessor's Map 150, Block 1, Lot 28A. Zone M-1. Waterstone Retail – Applicant. Sea Research Foundation, Inc. – Property Owner.

Attorney William Sweeney discussed the regulation amendment recently approved by the Planning and Zoning Commission to allow retail uses under certain conditions in the M-1 (Manufacturing) Zone. The aquarium's overflow parking lot will be relocated across Maritime Drive. Douglas Richardson, Vice President of Development for Waterstone Retail described West Marine's goal for a larger, stand alone store which is typical of their recent expansions in other areas.

Architect Tim Tobin of Phase Zero Design presented the site plan and building plans. The 13,000SF building will include gray hardi-plank clapboard siding, gabled towers at the corners, decorative windows and awnings. A proto-typical West Marine design was shown for comparison. The Town's Design Guidelines were consulted in the design of the building. Signs will conform to the zoning regulations. The typical subset signs listing types of products sold will be left off this building. A stone base is added along the base of the building and projections help break up the building.

Megan Gardner, Landscape Architect from Gardner Gerrish, LLC, presented the landscaping plan. Existing trail heads to adjacent Avalonia preservation land will remain. Existing stone wall will not be disturbed. Existing trees will be left to the south of the development area. Added trees will be maples similar to those on Maritime Dr. A goal was to replant this previously disturbed site and create an environmentally sensitive development. Improvements will be made to the drainage swale / wetland area to the north of the site. A new stone wall will run perpendicular to the swale to help contain any sediments. Ms. Cullen praised the plants selected.

Mr. Comeau stated that the Town's Design Guidelines may be promoting commercial developments similar in appearance to Clinton Crossing and should be amended in the future to promote more creativity and environmental sensitivity. Mr. Comeau stated that the design is a good one for a large commercial building. Sustainable building design would be ideal. Mr. Canavan praised the overall design but thought the towers should be more prominent. Mr. Comeau recommended the pilasters be redesigned possibly to include brackets similar to ship's knees.

Mr. Canavan motioned to recommend the application with the condition that the application investigate changes to the pilasters. Motion seconded by Ms. Cullen. The motion was approved 6-0.

Board members stated that such changes to the pilasters do not have to return for Board review but can be sent to members by staff.

Board members discussed receiving more application materials digitally rather than requesting several large copies of plans.

Mr. Birmingham motioned to adjourn the meeting. Ms. Burton seconded. The motion passed 6-0. The meeting was adjourned at 6:39PM.

Respectfully submitted,



Keith A. Brynes, Town Planner