

MINUTES

Design Review Board
Waterford Town Hall

April 25, 2016
4:30 PM

Members Present: John O’Neill, Edward Pellegri, Robert Nye,
Members Absent: William McNulty
Alternates Present: Joy Merrill
Alternates Absent: David Lewis
Staff Present: Abby Piersall, AICP, Director of Planning
Mark Wujtecwicz, Planner

ITEM #1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

J. O’Neill, acting Chairman called the meeting to order at 4:30 p.m. J. Merrill was appointed to sit for W. McNulty.

ITEM #2 PLAN REVIEW

#PL-16-4 – Request of Mago Way Realty, LLC owner and applicant for special permit and site plan approval to locate a restaurant at 361 Mago Point Way in accordance with sections 14, 22 and 23 of the zoning regulations and as shown on plans titled “Restaurant Site Development Plans” dated March 30, 2016. A Coastal Site Plan review is required in accordance with the Coastal Management Act.

PUBLIC HEARING REQUIRED BY: 6/14/16

Atty. William Sweeney representing the applicant presented an overview of the application to the Board. He stated that this proposal is the first major investment in the Mago Point Area and hopes that it can be used as a catalyst to promote further private and public investment to revitalize the area. He described the business and improvements to be made to the site relative to parking, landscaping and stormwater drainage. Onsite parking proposed utilizes a variance previously granted for the former restaurant that had occupied the site. Peter Springsteel, AIA Architect described the challenges posed by the property’s location within the FEMA Special Flood Hazard Zone. Construction of the building and its foundation must meet the design requirements and standards for new structures constructed within Special Flood Hazard Areas. The building will be a single story restaurant with outdoor deck seating. It will be elevated in order to comply with FEMA requirements. This presented an opportunity to design the building with a walking path underneath the first floor of the building from Mago Point Way to Avenue B. Facilitating pedestrian access towards the waterfront. Screening will be provided on the building to shield the various kitchen blowers and vents from view. The design of the building is in keeping with the character of a Coastal Community.

MOTION: Motion made by J. O’Neill, seconded by J. Merrill to forward a positive report on this application to the Planning and Zoning Commission

VOTE: 4-0

ITEM #3 APPROVAL OF THE April 11 2016 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by J. Merrill to approve the minutes of the April 11, 2016 meeting minutes.

VOTE: 4-0

ITEM #4 ELECTION OF OFFICERS

A slate of officers was presented for consideration by the Board. The following members of the Board were considered:

Chairman: William McNulty

Vice Chairman: John O'Neil

Secretary: Ed Pellegrini

MOTION: Motion made by R. Nye, Seconded by J. Merrill to vote on the above slate of officers for the Design Review Board.

VOTE: 4-0

ITEM #5 ADJOURNMENT

MOTION: Motion made by R. Nye, seconded by J. Merrill to adjourn the meeting at 5:20 pm.

VOTE: 4-0

Respectfully Submitted,

Mark Wujtewicz
Planner