

## MINUTES

Design Review Board  
Waterford Town Hall

July 25, 2016  
4:30 PM

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

### **ITEM #1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES**

W. McNulty, Chairman called the meeting to order at 4:30 p.m.

### **ITEM #2 PLAN REVIEW**

#**PL-16-11** – Request of Picardi Realty LLC, owner; Kincora Development, LLC, applicant, for site plan approval to locate a retail development on property located at 122 & 124 Boston Post Road, PDD-1 zone, in accordance with Sections 19, 22, and 30 of the Zoning Regulations and as shown on the plans titled “Site Plan for Phase 1, 122-124 Boston Post Road, Waterford, CT” dated 6/30/2016

**ACTION REQUIRED BY: 9/13/16**

Atty. William Sweeney representing the applicant introduced the project to the Board. Bill McCabe and Marc Mancuso of Kincora Development, Bruno Lourenco, Director of Real Estate for Aldi, Inc. and Brian McCarthy. PE of RJ O’Connell & Associates were present. B. Lourenco presented the architectural plans and building samples to the Board. He described the design of the anchor tenant building. B McCarthy described the proposed grading at the site, drainage, parking and internal traffic flow. E. Pellegri expressed concern with the entrance drive to the site from Boston Post Road. He requested that a painted line be incorporated on the access drive lane to demarcate the entrance and exit aisles. B. McCarthy stated that a line stripe could be located within the access drive.

**MOTION:** Motion made by J. O’Neill, Seconded by E. Pellegri, to approve the project and forward a positive recommendation to the Planning and Zoning Commission.

**VOTE:** 3-0

### **ITEM #3 APPROVAL OF THE June 13, 2016 MEETING MINUTES**

**MOTION:** Motion made by E. Pellegri, Seconded by J. O’Neill, to approve the June 13, 2016 meeting minutes.

**VOTE:** 3-0

**ITEM #4      ADJOURNMENT**

**MOTION:**    Motion made by J. O'Neill, seconded by E. Pellegrini to adjourn the meeting at 4:50 pm.

**VOTE:**        3-0

Respectfully Submitted,

Mark Wujtewicz  
Planner