

**MINUTES  
SPECIAL MEETING**

Design Review Board  
Waterford Town Hall

July 28, 2014  
4:30 PM

Members Present: William McNulty, Robert Nye, Peter Davis, Edward Pellegrini, John O’Neill  
Alternates Present: Joy Merrill (1 vacancy)  
Staff Present: Dennis Goderre, Planning Director; Mark Wujtewicz, Planner

**ITEM #1. CALL TO ORDER**

The meeting was called to order at 4:35 p.m.

**ITEM #2. APPROVAL OF THE JUNE 23, 2014 MEETING MINUTES**

**MOTION:** Motion made by John O’Neill, seconded by Ed Pellegrini to approve the minutes of the June 23, 2014 meeting as written.

**VOTE:** 5-0

**ITEM #3. APPLICATION REFERRAL PRESENTATIONS**

**#PL-14-13**– Request of Fountainview Care Center LLC, owner and applicant for modification of an existing site plan for property located at 90 Clark Lane, as shown on plans titled “Proposed Covered Walkway” dated July 9, 2014.

Project Engineer David Held presented the plan noting locations of the two additions. Roof and siding materials were explained as well as the purpose of the corridor additions.

The Design Reviewed Board conveyed concern with the copper material roof not matching other materials on the existing building, and recommended to the Planning and Zoning Commission to condition any approval requiring the applicant to revise the roof material to match existing roof colors, but metal was acceptable. The ‘bump out’ on the roof can remain copper.

**#PL-14-11** – Request of ARJO LLC, owner; Waterford Development Assoc. Inc., applicant, for special permit approval in accordance with Sections 18, 22 & 23 of the Zoning Regulations, to locate a Multi-Family Development on property located at 105 Boston Post Road, as shown on plans titled “105 Boston Post Road” dated March 21, 2014 revised through June 2, 2014.

Project engineer Don Gerwick gave a presentation of the site layout and oriented the Board to the location of the building on the property and in relation to other nearby development and housing. Stormwater was briefly discussed as was pedestrian pathways and travel.

Architect John Matthews presented the architectural renderings and elevations. Materials for the siding and roofing was provided and explained to the Board. Clapboard siding will cover the first two floors, board and batten, the third floor and weathered shingles will cover the window bays. Windows will be white trim. Roofing shingles are weathered grey.

Mr. Matthews presented a cross section showing the relationship between homes on Monroe Street and the proposed building. It was explained that the building will sit lower on the site than existing grade and that Stop and Shop owns a parcel of wooded land that separates 105 Boston Post Road from the residents on Monroe St.

Landscape Architect John Cuttingham presented the landscape design; explaining tree selection and other plan materials. Landscaping along the building perimeter will be irrigated.

The Board had no comments to be conveyed to the Planning and Zoning Commission related to this application and was generally in favor of the design.

**ITEM #4. COMMUNITY DESIGN REQUIREMENTS**

This item was not discussed.

**ITEM #5 ADJOURNMENT**

The meeting was adjourned at 5:30 p.m.

Respectfully Submitted,

Dennis Goderre, ASLA, PLA, AICP  
Planning Director