

## **MINUTES SPECIAL MEETING**

Design Review Board  
Waterford Town Hall

August 11, 2014  
4:30 PM

Members Present: Peter Davis, Edward Pellegri, John O’Neill  
Members Absent: William McNulty, Robert Nye  
Alternates Present: Joy Merrill (1 vacancy)  
Staff Present: Mark Wujtecwicz, Planner

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

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

The Board agreed to have Peter Davis act as interim Chairman in the absence of W. McNulty, Chair and Robert Nye, Vice-Chair.

Joy Merrill was appointed to sit for Robert Nye.

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

**MOTION:** Motion made by John O’Neill, seconded by Ed Pellegri to approve the minutes of the July 28, 2014 meeting as written.

**VOTE:** 4-0

### **ITEM #3. APPLICATION REFERRAL PRESENTATIONS**

**#PL-14-12** – Request of Browns Crossing LLC, owner and applicant for site plan approval to locate a trucking and hauling establishment on property located at 998 Hartford Turnpike, as shown on plans titled “Site Improvement Plan Depicting the Proposed Location of the Commercial Site Improvements for the Property Owned by Browns Crossing LLC” dated December 12, 2013 revised to May 8 2014.

Application was presented to the Board for review. M. Wujtecwicz described to the Board the modified site plan. The proposed use of the site will be for a trucking and hauling establishment with associated office use within the existing residential building. There are no exterior improvements or modifications proposed to the exterior of the building.

Improvements to the site include modifications to the driveway entrance onto Hartford Turnpike in accordance with a review conducted by Ct DOT Regional permitting office, establishment of parking and interior traffic circulations. Outside storage location for containers and trucks associated with the business. The storage area will be enclosed by a chain link fence with locking gates.

The Board reviewed the site plan. M. Wujtecwicz reviewed comments submitted by the Planning Director with the Board. The Board agreed to the following conditions as identified in the Planning Directors comments:

1. A Landscape plan including a planting schedule be submitted with the seal and signature of a licensed Landscape Architect.

2. The proposed arborvitae plantings are to be replaced with a deer tolerant species which will provide adequate screening.

**MOTION:** To forward its recommendation with the conditions as set forth to the Planning and Zoning Commission.

**VOTE:** 4 - 0

**ITEM #4. COMMUNITY DESIGN REQUIREMENTS**

The Board discussed the STEAP Grant Application for the Mago Point. Information regarding the Grant is available for review with the Planning Director. Kit was requested that the Planning Director update the Board on the Grant Application at the next meeting.

**ITEM #5 ADJOURNMENT**

**MOTION:** Motion made by J. Merrill, seconded by J. O'Neill to adjourn the meeting at 4:45.

**VOTE:** 4-0

Respectfully Submitted,

Mark Wujtewicz  
Planner