

**DESIGN REVIEW BOARD
MEETING MINUTES**

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Design Review Board
Remote Meeting

ATTEST: June 13, 2023
TOWN CLERK

Members Present: Chairman -John O'Neill, Robert Nye, Joy Merrill(4:15), Edward Pellegri (4:30)
Members Absent: None
Staff Present: Jonathan Mullen, AICP, Planning Director
Mark Wujtewicz, Planner

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman, John O'Neill called the meeting to order at 4:15 p.m.

ITEM #2 PLAN REVIEWS

806 Hartford Turnpike – Proposed modification to previously approved Car Wash building. Jarvis Petticord, representing the application represented the modifications to the Car Wash Building to the Board. He noted that the roofline being proposed is consistent with the style of the main retail building. The change to the overall design of the car wash building also eliminates the second story tower that was present in the previous design.

MOTION: Motion made by R. Nye, seconded by J. Merrill to approve the design to the Car Wash Building as presented.

VOTE: 3-0

378 Mago Point Way - Proposed renovation and alteration in accordance with Sections 1.4(vi) and 1.4(vii) of the Mago Point Design Guidelines to be considered in conjunction with a Zoning Compliance Review for an outdoor patio.

James Bernardo, LS, presented the modifications to the landscape design to the Board. He described the materials the owner of the property is proposing for the landscaping utilizing River Rock along the border of the property adjacent to the public road. The use of the River Rock is to prevent potential damage to greenscape from plowing and use of salt on the road. He described the shrubbery and sod lawn in the open areas adjacent to the proposed patio.

MOTION: Motion made by J. Merrill, seconded by R. Nye to approve the landscaping design to Fat Tuna located at 378 Mago Point Way and to find that the proposed landscaping is consistent with the Mago Point Design Guidelines.

VOTE: 3-0

#PL-23-7 – Request of Kingstown Properties, LLC applicant and Mary Archambault Trustee, owner, for a Site Plan approval for a 47-unit multi-family rental community for property located at 109R & 131 Clark Lane, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Proposed Affordable Housing Development, 131 & 109R Clark Lane, Waterford, Connecticut".

ACTION REQUIRED BY:

6/29/23

Present for the review were Atty Andrew Morin and Atty Mark Branse representing the applicant, and Scott Gladstone, representing Kingstown Properties, the applicant.

Attys M. Branse and A. Moring gave a brief description of the project to the Board. Atty A. Morin described the landscaping material that will be used as being deer resistant. The arrangement of the homes in relation to the interior drive and to each other will be varied in such a way as to eliminate repetitiousness and provide visual variation to the layout.

Atty Branse reviewed the Compatibility Report with the Board and indicated that the features for the homes are comparable to other residential properties in the area.

J. Merrill inquired as to any amenities that will be provided within the development. M. Branse stated that there will be a walking trail and a gazebo within the open area adjacent to the retention pond. He also stated that they are proposing a vinyl fence along the property line that abuts the rear of the properties fronting on Clark Lane in order to provide for privacy for both the residents in the development and the existing homes.

J. Merrill asked about lighting for the proposed monument sign. Atty Branse stated that the sign will be illuminated with indirect solar lighting. J. Merrill requested that the lighting be directed downward onto the sign.

Resident Arlene Sherman presented objections to the plan and its impact to the quality of life in the area.

J. Merrill asked whether the colors of the homes including siding, roof, trim work, shutters, etc could be varied so as not to have a monotonous appearance. S. Gladstone stated that he will pursue with the building manufacturer options to provide variation.

MOTION: Motion made by J. Merrill, seconded by R. Nye to submit a positive report to the Planning and Zoning Commission with the following recommendations:

1. Colors of the homes and other architectural features be varied in order to eliminate repetitiveness and provide visual variation amongst the buildings.
2. The proposed lighting for the monument sign be directed downward.
3. A central mailbox be provided.

VOTE: 4-0

ITEM #3 APPROVAL OF THE May 23, 2023 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by J. Merrill to approve the May 23, 2023 meeting minutes as written

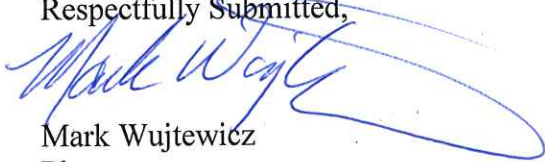
VOTE: 4-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by R. Nye, seconded by E. Pellegrini, to adjourn the meeting at 4:50 pm.

VOTE: 4-0

Respectfully Submitted,



Mark Wujtewicz
Planner