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**DESIGN REVIEW BOARD  
MEETING M I N U T E S**

ATTEST: *David T. Lanza*  
TOWN CLERK

Design Review Board  
Town Hall

October 22, 2024  
4:00 PM

Members Present: Chairman -John O'Neill, Joy Merrill, Robert Nye and Michael Elbaum  
Members Absent: Edward Pellegrini  
Staff Present: Mark Wujtewicz, Planner

**ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES**  
Chairman, John O'Neill called the meeting to order at 4:03 p.m.

**ITEM #2 PLAN REVIEWS**

**#PL-24-14** Request of 1721, LLC applicant and owner, for a Site Plan approval for a 24-unit multi-family community for property located at 430 Mohegan Avenue Parkway and 23B Old Norwich Road, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Roberts Village Drive, CGS 8-30g Affordable Housing, Site Development Plans for Conservation Commission Review, Revised 8/28/2024".

Attorney William Sweeney of TCORS Law Firm, Joe Wren, PE of Indigo Land Design, and Dan DelGrosso, 1721, LLC were present for the application.

Atty Sweeney described the process for review and approval of an Affordable Housing Project under the State Statute 8-30g. He also presented the project to the Board. He provided a description of the proposed residential buildings as a mix of sixteen smaller single-family homes and four two-family duplex buildings for a total of twenty buildings with twenty four total living units. Eight of the twenty-four total units will be deed restricted affordable as defined within Connecticut State Statute 8-30g. The remaining units will be sold or rented as market rate units with no affordability restrictions. The size and style of the buildings proposed are not dissimilar to the residential homes that currently exist in the surrounding neighborhood. The private road that is proposed to access Roberts Village will be from the end of the cul-de-sac of Roberts Court.

Atty Sweeney presented the proposed designs and floor plans of the buildings to the Board. There are four styles proposed; Flacco, Craftsman, Garrison and Elkin Duplex. The buildings will utilize standard vinyl siding and windows, shudders and asphalt roofs.

J. Wren described the site work and landscaping proposed throughout the project including the stormwater management basins and wetland area.

J. Merrill requested the replacement of the Boxwood shrubs proposed with Inkberry as it is more native and a relatively easier variety of shrub to maintain. J. Wren and Atty Sweeney both agreed to the requested change.

J. Merrill inquired as to the proposed location and design of the identification signage leading into Roberts Village. J Wren indicated on the site plan where the sign is proposed to be located. He described the sign as being incorporated within the proposed stone wall at the entrance to Roberts Village.

M. Elbaum asked about the timing of the construction of the affordable units with the market rate units. Atty Sweeney stated that the construction of the affordable units will be proportional with the construction of the market rate units as defined within the Affordable Housing Plan.

Chair, J. O'Neill inquired as to whether there could be some consideration on the part of the applicant to modify the design of the Garrison style building to make it more attractive and architecturally interesting. R. Nye agreed. Atty Sweeney stated that he will encourage his client to consider the request as noted.

**MOTION:** Motion made by R. Nye, seconded by M. Elbaum to submit a positive recommendation to the Planning and Zoning Commission.

**VOTE:** 4-0

**ITEM #3 APPROVAL OF THE September 10, 2024 MEETING MINUTES**

**MOTION:** Motion made by R. Nye, seconded by M. Elbaum, to approve the September 10, 2024 meeting minutes as written.

**VOTE:** 4-0

**ITEM #4 ADJOURNMENT**

**MOTION:** Motion made by J. Merrill, seconded by M. Elbaum, to adjourn the meeting at 4:31 pm.

**VOTE:** 4-0

Respectfully Submitted,



Mark Wujtewicz  
Planner