

**DESIGN REVIEW BOARD
MEETING MINUTES
Remote Meeting**

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Design Review Board
Remote Meeting

TEST
March 28, 2023
4:00 PM
TOWNSHIP CLERK

Members Present: Chairman -John O'Neill, Joy Merrill, Robert Nye
Members Absent: Edward Pellegri
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 4:00 p.m.

ITEM #2 PLAN REVIEWS

#PL-23-2 – Request of Stone Ridge R E, LLC, owner & applicant for a Coastal Site Plan review and site plan approval for Business Offices and Storage Warehouses at 21 Gurley Road, IP-1 zone, in accordance with Sections 13.1.2, 13.1.8, 22 and 25.4 of the Zoning Regulations and as shown on plans entitled "Stone Ridge Business Park, 21 Gurley Road, Waterford, Connecticut".

Atty William Sweeney of TCORS, representing the applicant described the overall project to the Board. Atty Sweeney introduced Ellen Bartlett, PE of CLA Engineers and Fred Marzec, Architect for the applicant.

Atty Sweeney introduced the site and the project to the Board. He described the layout of the buildings and identified the portion of the site which had contained the historic alms house and noted that the area has been identified on the plan and that there is no development proposed within this area. He described proposed enhanced landscaping and screening for Buildings 1 and 2 in order to provide for more dense visual buffers adjacent neighbors.

E. Bartlett provided a detailed description of the landscaping and site engineering. She noted that the use of native species and variety in order to provide season long color and visual interest.

F. Marzec presented the design of Buildings 1 and 2 to the Board. He stated that these buildings are closest to surrounding residential uses and therefore the designs incorporate design features and elements to convey a rural type design utilizing barn style overhead doors, windows and awnings. While buildings 3 through 6 are further to the rear of site and further from adjacent residential uses than Buildings 1 and 2, they incorporate design elements through the use of varied roof heights and breakup of color to reduce the sense of mass.

J. Merrill inquired as to whether the existing stonewalls along Gurley Road will remain. E. Bartlett stated that the majority of the walls will remain in place with the only disturbance to be for providing access to the site at the two entrances. She also stated that a majority of the walls internal to the site will also remain as they occur within wetland areas.

J. Merrill asked about whether there will be identification signage at the road. E. Bartlett explained that there will be only a sign at the access to the site from Gurley Road describing the name of the

project. There will not be a sign listing individual business/tenants at the road, but rather the buildings will have signage identifying the tenant.

Atty Sweeney stated that it is the intent to minimize visual impact to the residential neighborhoods by limiting the signage on the road to the minimum possible.

The Board commended the team for their sensitivity to the rural character along Gurley Road and to the residential uses adjacent to and in close proximity to the site.

J. O'Neill requested that the applicant consider using more durable material for the awnings. He also asked for some more information relative to site lighting. E. Bartlett described the lighting plan and stated that the plan indicates no light trespass onto adjacent properties and that lighting proposed is minimal just for the operation of the site.

J. Merrill requested that the stones from the site be utilized in the design of the signage structure.

MOTION: Motion made by B. Nye, seconded by J. Merrill to submit a positive report to the Planning and Zoning Commission with a request for consideration of the following conditions be placed on the anticipated action by the Planning and Zoning Commission:

1. The awnings on the buildings be constructed of a durable non-fabric material
2. Stones on the site be incorporated into the sign design elements

VOTE: 3-0

J. Merrill lost Zoom Connection

ITEM #3 APPROVAL OF THE January 10, 2023 MEETING MINUTES

Approval of the January 10, 2023 meeting minutes is tabled for the next meeting

ITEM #4 ADJOURNMENT

MOTION: Motion made by B. Nye, seconded by J. O'Neill, to adjourn the meeting at 4:52 pm.

VOTE: 2-0

Respectfully Submitted,



Mark Wujtewicz
Planner