

**DESIGN REVIEW BOARD
MEETING MINUTES
Remote Meeting**

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WATERFORD, CT
2023 MAY -2 P 2:46

Design Review Board
Remote Meeting

ATTEST: *David J. Campos*
TOWN CLERK
APR 25, 2023
4:00 PM

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

ITEM #2 PLAN REVIEWS

#PL-23-5 – Request of Mago Way Realty, owner & applicant for a Site Plan/Special Permit approval for New Pickleball Court & Clubhouse at 358 & 360 Mago Point Way, MPD zone, in accordance with Sections 14a.3(9), 14a.3(15), 22 and 23 of the Zoning Regulations and as shown on plans entitled "Site Development Plans, New Pickleball Court & Clubhouse, 358-360 Mago Point Way, Waterford, CT 06385, Prepared for Mago Way Realty LLC, Date February 6, 2023".

Atty William Sweeney of TCORS, representing the applicant described the overall project to the Board. He reviewed the existing conditions of the site and described the proposed improvements to the existing building and to the site itself in order to accommodate the proposed use as a Pickleball Court Clubhouse Facility. He stated that the property is located within the FEMA Coastal AE Flood Hazard Zone and that improvements to the building would be limited in cost to no more than 50% of the appraised value of the structure in order to maintain exemption from FEMA requirements to elevate or flood proof the building.

The proposed landscaping as well as other site improvements was reviewed with the Board. The landscaping and site improvements is designed to promote a more pleasing visual experience in Mago Point.

The Board expressed their appreciation to the details and the effort in the part of the applicant to provide a visually appealing improvement to the property and to the Mago Point Area as a whole.

MOTION: Motion made by E. Pellegrini, seconded by J. Merrill to submit a positive report to the Planning and Zoning Commission.

VOTE: 4-0

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

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

VOTE: 4-0

MOTION: Motion made by B. Nye, seconded by E. Pellegrini to add the review and approval of the January 10, 2023 meeting minutes to the agenda.

VOTE: 4-0

MOTION: Motion made by B. Nye, seconded by E. Pellegrini to approve the January 10, 2023 meeting minutes as written

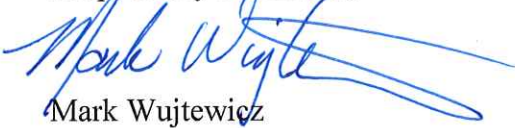
VOTE: 4-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by B. Nye, seconded by E. Pellegrini, to adjourn the meeting at 4:36 pm.

VOTE: 4-0

Respectfully Submitted,



Mark Wujtewicz
Planner