MINUTES

Design Review Board  November 4, 2019  4:30 PM
Waterford Town Hall

Members Present:  Chairman - William McNulty, John O’Neill, Joy Merrill, Robert Nye,
                 Edward Pellegrini
Members Absent:   None
Alternates Present: Vacancy
Staff Present:   Abby Piersall, Planning Director, Mark Wujtewicz, Planner

ITEM #1  CALL TO ORDER AND APPOINTMENT OF ALTERNATES
W. McNulty called the meeting to order at 4:30 p.m.

ITEM #2  APPROVAL OF THE October 7, 2019 MINUTES
It was the consensus of the Board to move this item to the end of the agenda

ITEM #3  PLAN REVIEWS
#PL-19-16 – Request of 806 Property, LLC owner & applicant for modification of an
existing site plan for property located at 806 Hartford Turnpike as shown on plans
titled “Proposed Filling Station Reconstruction, 806 Hartford Turnpike”.
ACTION REQUIRED BY:  11/27/19

Mark Smith, PE of the engineering firm CMG representing the applicant presented the
application to the Board. The landscape plan was reviewed and J. Merril noted that
salt tolerant species should be installed within the landscape buffer to the front of the
property adjacent to Hartford Turnpike. The applicant agreed.

The applicant also stated that there currently is no proposed restaurant tenant for the
space and that the material design on the conceptual elevation drawings may change
depending on the branding requirements of the tenant.

M. Wujtewicz stated that a significant change to the design from what was being
reviewed tonight may warrant the applicant return to this Board for further review.
The degree of change can be determined once building plans have been finalized.

The applicant stated that there may be the potential for a peaked roof design rather
than the flat mansard roof as currently depicted on the elevation drawings. The board
determined that as a condition of approval to be forwarded to the Planning and Zoning
Commission that a modification the roof style currently depicted to a peaked style
roof, that it be reviewed by the Design Review Board.

MOTION:  Motion made by E. Pellegrini, Seconded by B. Nye, to forward a positive
recommendation with the following conditions to the Planning and
Zoning Commission.

Condition:

1. A significant change to the roof style be forwarded to the Design
   Review Board for review.
VOTE: 5-0

ITEM #2 APPROVAL OF THE October 7, 2019 MINUTES

MOTION: Motion made by R. Nye, Seconded by E. Pellegrini, to approve the October 7, 2019 meeting minutes.

VOTE: 5-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by R. Nye, seconded by J. O’Neill to adjourn the meeting at 5:05 pm.

VOTE: 5-0

Respectfully Submitted,

Mark Wujtewicz
Planner