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

ITEM #2  PLAN REVIEWS

#PL-19-14 – Request of S&O Gabriele Property LLC owner & applicant for
modification of an existing site plan for property located at 169 Boston Post Road as
shown on plans titled “Gabrieles Martial Arts, 169 Boston Post Road, Waterford,
Connecticut”.

ACTION REQUIRED BY: 1/7/2020

Ellen Bartlett, PE of the CLA Engineers representing the applicant reviewed the site
plan layout to the Board. Peter Springsteel Architect of Peter J. Springsteel Architect,
LLC reviewed the floor plans and the building layout with the Board. He described the
materials to be used on the façade of the building as well as the window and roof
design. The mechanical units will be located within a cut-out on the second floor on
the side of the building facing the bank. A ground mounted transformer located
alongside the building will be screened with landscaping. The building mounted sign
will be internally illuminated.

B. Nye questioned the stonework to be used to fill in the portion of the front retaining
wall adjacent to the sidewalk on Boston Post Road. His stated that the infill of that
portion of the wall should match the stonework on the existing wall. P. Springsteel
stated that it would match, however the stone arches that currently exist on top of the
wall would not be replicated.

J. Merrill asked about identifying the building with an address number. She noted that
the residential units of the property should be able to be located with a street number
visible to tenants and visitors since the units are located in the rear of the building and
are not visible from the street. The applicant concurred and agreed to place the street
number on the infill portion of the wall.

MOTION:  Motion made by J. Merrill, Seconded by J. O’Neill, to forward a
positive recommendation with the following conditions to the Planning
and Zoning Commission.

Condition:
1. The street number for the property be located on the infill portion of the
front wall for identification purposes.
VOTE: 5-0

ITEM #3  APPROVAL OF THE November 4, 2019 MINUTES
MOTION: Motion made by R. Nye, Seconded by E. Pellegrini, to approve the November 4, 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 4:48 pm.
VOTE: 5-0

Respectfully Submitted,

Mark Wujtewicz
Planner