Design Review Board  
Waterford Town Hall

Members Present: Chairman - William McNulty, John O'Neill, Joy Merrill, Robert Nye,  
Members Absent: Edward Pellegrin  
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 PLAN REVIEWS

#PL-19-17 – Request of Coco & May LLC applicant and owner for site plan approval  
to construct a restaurant for property located at 363 Mago Point Way, MPD Zone, in  
accordance with Sections 14a, 22 and 25 of the Zoning Regulations as shown on plans  
entitled “Mago Point Café, Site Development Plans” dated November 1, 2019. A  
coastal site plan review is required in accordance with the Coastal Management Act.  
ACTION REQUIRED BY: 1/29/20

Atty. William Sweeney presented the application to the Board.

Peter Springsteel, Architect introduced the building design and features. He described  
the access to the building which is being constructed within a FEMA designated  
Coastal Hazard Area. The proposed lighting on the building will be downward  
directed to eliminate light encroachment onto adjacent property. The roof design  
incorporates screening for the rooftop mechanical units. This building will be  
constructed closer to Mago Point Way than the adjacent building which will offset the  
massing of the two buildings. It will be designed to comply with FEMA standards for  
new nonresidential construction within a flood zone.

Sergio Cherenzia, Engineer from Cherenzia Construction presented the site plan  
improvements to the Board. He described the differences in the site design between  
the newly constructed building at 361 Mago Point Way which the applicant also owns.  
The building at 361 Mago Point Way was constructed prior to the implementation of  
the Mago Point District regulations. He also reviewed the streetscape improvements  
and site lighting. The proposed business signage for the site will be presented at a later  
date. The Board requested that the dumpster enclosure be constructed with composite  
material.

Bill Ross, Landscaper reviewed the details of the landscaping plan with the Board.

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

Condition: The dumpster enclosure shall be constructed with  
composite material

VOTE: 4-0
ITEM #3  APPROVAL OF THE November 25, 2019 MINUTES

MOTION:  Motion made by R. Nye, Seconded by J. O’Neill, to approve the November 25, 2019 meeting minutes.

VOTE:  4-0

ITEM #4  ADJOURNMENT

MOTION:  Motion made by J. Merrill, seconded by R. Nye to adjourn the meeting at 5:10 pm.

VOTE:  4-0

Respectfully Submitted,

Mark Wujtewicz
Planner