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DESIGN REVIEW BOARD
MEETING M I N U T E S

Design Review Board
Remote Access

January 23, 2024
4:00 PM

Members Present: Chairman -John O'Neill, Robert Nye, Edward Pellegri
Members Absent: Joy Merrill
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-23-16 – Request of Mondays, LLC, owner, 16-18 Boston Post Road Associates, LLC, owner and 7Hills Hospitality Group, LLC, applicant for a Site Plan/Special Permit approval for New Hotel at 16 & 18 Boston Post Road and 295 & 313 Willetts Avenue, C-G zone, in accordance with Sections 8.2.6 and 23 of the Zoning Regulations and as shown on plans entitled "Woodspring Suites, 295 & 313 Willetts Avenue, 16 & 18 Boston Post Road Waterford, CT December 5, 2023".

Atty William Sweeney TCORS representing the applicant along with Ellen Bartlet, PE of CLA Engineers, Culin Thompson and Ashley Florez of BRR Architecture, Renita Somers of 7 Hills Hospitality were present for the application.

Atty Sweeney introduced the project to the Board with a brief overview of the site.

E. Bartlett described the layout of the site. She went through the landscape design and stormwater drainage system. She stated that all existing buildings will be demolished as part of the development. The proposed landscaping is designed to enhance the visual appeal of the property from Boston Post Road and Willetts Avenue Ext. The landscaping is also designed to provide adequate vegetative buffering to the adjacent properties. Several pollinator garden areas have been located throughout the site to add color enhancement overall.

Atty Sweeney presented the building elevation renderings to the Board. He described the elements used in the building design. The exterior products will be fiber cement in order to provide for long term low maintenance.

C. Thompson of BRR Architecture described the various features of the building. He stated the design represents a Northeastern New England Coastal style utilizing various design elements including shake siding, faux shutter and dormers.

E. Pellegri inquired as to the note on the plan located under the planting list. E, Bartlett responded that if there is a discrepancy in the number of plants as appears on the plant list, the landscape plans submitted as part of the site plan would take precedence in determining the correct number of individual species.

E. Pellegri inquired as to the location of the proposed sign on Boston Post Road. E. Bartlett responded that the sign will be located on the property in accordance with Zoning Regulations. She also stated that there will not be a sign on Willetts Avenue Extension in order to maintain the secondary access nature of that entrance.

B. Nye inquired as to whether a permit will be required to demolish the existing buildings on the property. Atty Sweeney confirmed that demolition permits will be applied for.

MOTION: Motion made by R. Nye, seconded by E. Pellegri to submit a positive recommendation to the Planning and Zoning Commission

VOTE: 3-0

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

MOTION: Motion made by R. Nye, seconded by E. Pellegri, to approve the October 10, 2023 meeting minutes as written.

VOTE: 3-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by R. Nye, seconded by E. Pellegri, to adjourn the meeting at 4:38 pm.

VOTE: 3-0

Respectfully Submitted,

Mark Wujtewicz
Planner