

**DESIGN REVIEW BOARD
MEETING MINUTES
Remote Meeting**

RECEIVED FOR RECORD
WATERFORD, CT

2023 MAY 25 P 3:12

Design Review Board
Remote Meeting

ATTEST: *Don J. Campos*
May 23, 2023
TOWN CLERK
4:00 PM

Members Present: Chairman -John O'Neill, Robert Nye, Joy Merrill,
Members Absent: Edward Pellegri
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 4:25 p.m.

ITEM #2 PLAN REVIEWS

#PL-23-9 – Request of Waterford Central, LLC and 61A Myrock, LLC, owners, Sig Con Associates, LLC, applicant for site plan approval to locate a multi-family development on property located at 61 and 61A Myrock Avenue, in accordance with Sections 8.1.3, 16.1.2 & 22 of the Zoning Regulations and as shown on plans titled "Waterford Central Site Development Plans" dated 3/16/23, revised to 5/2/23.

Brandon Handfield, PE, Yantic River Consultants, LLC and John Wicko, Architect, John A. Wicko Architect, LLC were present for the application.

B. Handfield reviewed the site layout briefly with the Board. The project will consist of six residential buildings and five freestanding garage structures. The Waterford Central Project, while located on a separate but adjacent parcel to the previously approved Waterford Woods MultiFamily Project, it is the intent of the developer/owner to replicate and compliment the aesthetics and design of Waterford Woods with Waterford Central.

He described the landscaping. He stated that they are attempting to continue the streetscape from Waterford Woods throughout the Waterford Central Project. He reviewed the landscape elements proposed that would also provide buffer screening from Willetts Avenue and along the rear of the single-family residential properties along Myrock Avenue by incorporating elevated berms with plantings place on top. Landscaping elements will also include pollinator and organic gardens.

The site is designed so that the buildings that will be located at the rear of the Myrock Avenue properties will be benched into the slope with the top of foundation roughly ten feet lower than existing grade.

John Wicko, Architect reviewed the building design with the Board. The six buildings will be similar in design to those that were approved for Phase 2 of Waterford Woods. He also presented

and reviewed with the Board the designs of the freestanding garages. He described them as more agricultural style maintaining the characteristics of the garages in the Waterford Woods Project.

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

VOTE: 3-0

ITEM #3 APPROVAL OF THE April 25, 2023 MEETING MINUTES

MOTION: Motion made by B. Nye, seconded by J. Merrill to approve the April 25, 2023 meeting minutes as written

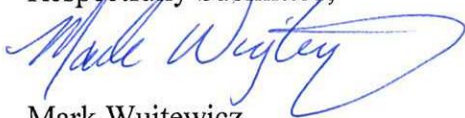
VOTE: 3-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by B. Nye, seconded by J. Merrill, to adjourn the meeting at 4:45 pm.

VOTE: 3-0

Respectfully Submitted,



Mark Wujtewicz
Planner