

**DESIGN REVIEW BOARD
MINUTES
REMOTE MEETING**

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WATERFORD, CT

2022 JUN 22 AM 8:35

Design Review Board
Waterford Town Hall

June 14, 2022
4:00 PM

Members Present: Chairman -John O'Neill, Robert Nye, Edward Pellegri, Joy Merrill
Staff Present: Abby Piersall, AICP, Planning Director
Mark Wujtewicz, Planner

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Nye called the meeting to order at 4:08 p.m.

ITEM #2 PLAN REVIEW

#PL-22-9 Request of Property 806, LLC, owner & applicant for a Site Plan /Special Permit approval for a Drive-thru Car Wash at 806 Hartford Turnpike, C-G zone, in accordance with Sections 8.2.17, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Proposed Car Wash 806 Hartford Turnpike Waterford, Connecticut"

James Bernadino, PE of CMG Engineering, Inc gave a brief introduction of the project to the Board. He described the history of the project from the initial approval of the convenience store currently under construction and now with the addition of the proposed car wash which is the subject of the current application. J. Bernadino also gave a brief overview of the layout of the site.

Joseph Coan, Landscape Architect of Joseph Coan Landscape Architecture presented the planting plan of the project to the Board. He stated that the plantings were chosen for the environment that they would be in in addition to the color and texture they can provide to the project.

Mark Metzger of Cornerstone Consulting Engineers and Architecture, Inc presented the floor plan layout and the architectural elevations to the Board. He stated that he felt the finishes on the Car Wash building were complimentary to the Convenience Store Building currently under construction.

J. Merrill expressed concerns with the color scheme for the automated pay stations. The color rendering that was provided to the Board indicated a bright red and orange color scheme which she felt was conflicting with the color scheme of the car wash building. M. Metzger stated that the color renderings that were provided were for a standard base model of the pay stations supplied by the vendor. He stated that the color scheme will be changed to best compliment the building. Jarvis Petticord, applicant, confirmed.

J. O'Neill asked that the architect describe the similarities between the Car Wash building and the Convenience Store. M. Metzger described the common elements of each of the buildings.

MOTION: Motion made by J. Merrill, seconded by R. Nye, to forward to the Planning and Zoning Commission a positive report of approval with conditions of consideration of #PL-22-9 Request of Property 806, LLC, owner & applicant for a Site Plan /Special Permit approval for a Drive-thru Car Wash at 806 Hartford Turnpike, C-G zone, in accordance with Sections 8.2.17, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Proposed Car Wash 806 Hartford Turnpike Waterford, Connecticut", with the following recommendation for consideration in their action:

- a. The color scheme for the pay station car port shall match the color scheme of the carwash building.

VOTE: 3-0 (E. Pellegrini experiencing audio difficulties)

ITEM #3 APPROVAL OF THE April 12, 2022 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by J. Merrill, to approve the minutes of the April 12, 2022 meeting as written.

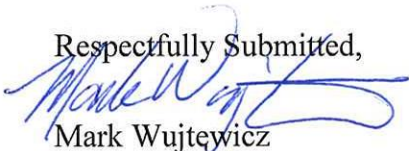
VOTE: 3-0 (E. Pellegrini experiencing audio difficulties)

ITEM #4 ADJOURNMENT

MOTION: Motion made by R. Nye, seconded by J. Merrill, to adjourn the meeting at 4:50 pm.

VOTE: 3-0 (E. Pellegrini experiencing audio difficulties)

Respectfully Submitted,



Mark Wujtewicz
Planner