

RECEIVED FOR RECORD
WATERFORD, CT

**DESIGN REVIEW BOARD
MINUTES
REMOTE MEETING**

2022 APR 20 AM 8:30

Design Review Board
Waterford Town Hall

April 12, 2022
4:00 PM

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

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman O'Neill called the meeting to order at 4:00 p.m.

ITEM #2 PLAN REVIEW

#PL-22-1 – Request of Waterford Woods, LLC, owner & applicant for a modified site plan approval for a multi-family development at 384 & 394 Willets Avenue, Ext., C-MF zone, in accordance with Section 22 of the Zoning Regulations and as shown on plans entitled "Waterford Woods Phase 2 Site Development Plans".

Project Engineer Brandon Handfield presented an overview of the project and site design. He gave a brief history of the project with the start of the first phase, the addition of the clubhouse and this proposal referred to as Phase 2 with the addition of three residential buildings, a larger mail center building to accommodate the increase in number of units, and four multi-bay free standing garage buildings.

E. Pellegrini noted that there was a lack of painted crosswalks connection the sidewalks from Buildings E and F and also a felt there as a need for a painted crosswalk across the drive entrance to the parking garage area east of Building E. B. Handfield stated that the additional crosswalks as requested can be accommodated.

Project Architect John Wicko provided a review of the architectural renderings for each of the proposed buildings. Chair O'Neill expressed concern with the visibility of the rear of the garage building from Willets Avenue. J. Wicko described the landscape screening using Green Giant Arborvitae plantings proposed along the rear of the building and extending along the property line with the adjacent residential parcel.

MOTION: Motion made by E. Pellegrini, seconded by B. Nye, to forward to the Planning and Zoning Commission a positive report of approval with conditions of consideration of #PL-22-1 – Request of Waterford Woods, LLC, owner & applicant for a modified site plan approval for a multi-family development at 384 & 394 Willets Avenue, Ext., C-MF zone, in accordance with Section 22 of the Zoning Regulations and as shown on plans entitled "Waterford Woods Phase 2 Site Development Plans", with the following recommendation for consideration in their action:

- a. The addition of two painted crosswalks. Locating one to connect the sidewalk from Buildings F to E. The second crosswalk located across the entrance drive for the two garage buildings to the north of Building E.

VOTE: 4-0

ITEM #3 APPROVAL OF THE February 8, 2022 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by E. Pellegrini, to approve the minutes of the February 8, 2022 meeting as written.

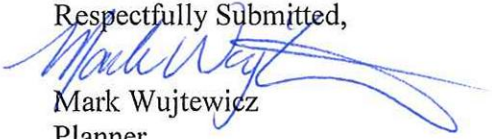
VOTE: 3-0-1 (J. Merrill abstain)

ITEM #4 ADJOURNMENT

MOTION: Motion made by E. Pellegrini, seconded by B. Nye, to adjourn the meeting at 4:30 pm.

VOTE: 4-0

Respectfully Submitted,



Mark Wujtewicz
Planner