

**DESIGN REVIEW BOARD
MINUTES
REMOTE MEETING**

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WATERFORD, CT

2021 NOV 10 AM 11:16

Design Review Board
Waterford Town Hall

November 9, 2021
4:00 PM

Members Present: Chairman -John O'Neill, Robert Nye, Joy Merrill, Edward Pellegri
(4:30)
Members Absent: William McNulty,
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-21-12 – Request of Waterford Woods, LLC, owner and applicant for modification of an approved site plan for property located at 384 & 394 Willetts Avenue Extension in accordance with Sections 16, 18 and 22 of the Zoning Regulations and as shown on plans titled "Waterford Woods Site Modification Plans" dated 11/18/20, revised to 9/21/21.

Project Engineer Brandon Handfield, P.E. of Yantic River Consultants, Inc. introduced the applicant and team members to the Board.

B. Handfield reviewed the overall site plan for the Waterford Woods Multi Family project that was approved by the Planning and Zoning Commission March 9, 2021. He then proceeded to review the immediate area of the proposed clubhouse. He stated that there were interesting natural and historic features in the vicinity of the clubhouse location and it was the intent of the developer to preserve these areas. The large White Oak (Charter Oak) and two locations of past rock quarry operations were evident and will be preserved.

Project Architect John Wicko reviewed the design and layout of the clubhouse, pool and patio and feature. He described the design as complimentary to the residential buildings design in that it depicts more of a farm outbuilding and barn style while elements incorporated into the residential buildings reflect a farm house style.

J. Merrill noted that the white facia and roof trim on the building appeared to be out of place with the natural wood trim. She requested that the white roof trim be changed to a color more in matching with the natural wood elements on the building. J. Wicko state that he agreed with J. Merrill and had no issue with changing the color of the roof trim to match the natural wood.

MOTION: Motion made by R. Nye, seconded by J. Merrill, to forward to the Planning and Zoning Commission a positive report of approval of #PL-21-12, Request of Waterford Woods, LLC, owner and applicant for modification of an approved site plan for property located at 384 & 394 Willetts Avenue Extension in accordance

with Sections 16, 18 and 22 of the Zoning Regulations and as shown on plans titled "Waterford Woods Site Modification Plans" dated 11/18/20, revised to 9/21/21, with the following recommendations for consideration in their action:

1. Roof trim of the building to be changed to a color and style to match and blend with the natural wood elements of the building.

VOTE: 3-0

E. Pellegrini joined the meeting in person at 4:30.

ITEM #3 APPROVAL OF THE September 28, 2021 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by E. Pellegrini, to approve the minutes of the September 28, 2021 meeting as written.

VOTE: 3-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by E. Pellegrini, seconded by R. Nye, to adjourn the meeting at 4:35 pm.

VOTE: 3-0

Respectfully Submitted,


Mark Wujtewicz
Planner