

**DESIGN REVIEW BOARD
MINUTES
REMOTE MEETING**

Design Review Board
Waterford Town Hall

February 9, 2022
4:00 PM

Members Present: Chairman -John O'Neill, Robert Nye, Edward Pellegrini
Members Absent: 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-21-16 – Request of Jon Hendel, Hendels RTE 85 Land LLC, owner & applicant for site plan approval to locate a multi-family development at 969 Hartford Tpke, C-MF zone, in accordance with Sections 16, 18 and 22 of the Zoning Regulations and as shown on plans entitled "Waterford Multifamily Residential Development – Apartment Community".

Attorney Mark Branse, representing the applicant introduced the applicant and team members to the Board.

Atty Branse, of Halloran and Sage reviewed the Statement of Design Compatibility with the Board pointing out features on the proposed buildings with similar design styles to buildings in the area. Timothy Wentz of Gate 17 Architecture, LLC reviewed the building design styles and layout and site placement with the Board. E. Pellegrini pointed out that there wasn't a sidewalk extended to the trash facility from the mailroom facility. J. O'Neill noted that due to the size and mass of the buildings that the attention to detail becomes that much more important when attempting to incorporate local architectural features and details. T. Wentz described the light fixtures on the buildings stating that the fixtures are designed as Dark Sky Compliant. E. Pellegrini stated concerns regarding the location of the trash facility and would like to have the applicant consider relocating it to a location on the right side of the driveway in order to facilitate use by residents who are leaving the site. Atty Branse stated that they would take his concern into consideration. E. Pellegrini also requested that the applicant consider placing speed bumps in the area of the crosswalk in front of Building 1000 and Building 7000.

J. O'Neill stated his reservations and concerns regarding the size of the buildings and the project overall relative to the amount of pavement and lack of additional lawn area.

M. Wujtewicz reviewed with the Board the conditions and concerns for the project.

MOTION: Motion made by R. Nye, seconded by E. Pellegrini, to forward to the Planning and Zoning Commission a positive report of approval with conditions of consideration of #PL-21-16 – Request of Jon Hendel, Hendels RTE 85 Land LLC, owner &

applicant for site plan approval to locate a multi-family development at 969 Hartford Tpke, C-MF zone, in accordance with Sections 16, 18 and 22 of the Zoning Regulations and as shown on plans entitled "Waterford Multifamily Residential Development – Apartment Community", with the following recommendations for consideration in their action:

- a. Potential to relocate trash facility to another location in order to facilitate residents leaving the development with trash.
- b. Provide traffic calming elements in the area of the crosswalks in front of Building 1000 and Building 7000.
- c. Provide a driveable surface for maintenance vehicle entering and exiting the garage doors at the maintenance unit.

VOTE: 3-0

ITEM #3 APPROVAL OF THE November 9, 2021 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by E. Pellegrini, to approve the minutes of the November 9, 2021 meeting as written.

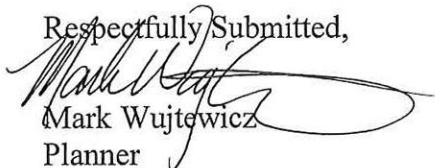
VOTE: 3-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by R. Nye, seconded by E. Pellegrini, to adjourn the meeting at 5:05 pm.

VOTE: 3-0

Respectfully Submitted,


Mark Wujtewicz
Planner