

**DESIGN REVIEW BOARD
MINUTES
REMOTE MEETING**

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2021 OCT -1 AM 10:16

ATTEST: *David L. Camp*

Design Review Board
Waterford Town Hall

September 28, 2021
4:00 PM

Members Present: Robert Nye, Joy Merrill, Edward Pellegrini (4:30)
Members Absent: William McNulty, Chairman -John O'Neill
Staff Present: Abby Piersall, AICP, Planning Director
Mark Wujtewicz, Planner

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Robert Nye acting as Chair noted that the only members currently attending were Joy Merrill and himself. Therefore, a quorum was not established. Given that the applicant and the design team were present, he requested that they review the plans with the understanding that there can be no action taken until such time that a quorum was present.

ITEM #2 PLAN REVIEW

#PL-21-7 – Request of Walter John Senkow, owner, Safe Futures, Inc., applicant for site plan approval to locate a Business Office and Class Rooms at 994 Hartford Tpke, I-G zone, in accordance with Sections 11 and 22 of the Zoning Regulations and as shown on plans entitled "Safe Futures, Inc. 994 Hartford Turnpike, Waterford, Connecticut".

Project Engineer Mike Ott of Summer Hill Civil Engineers introduced the applicant and team members to the Board.

Architect Mike Kleffner of Wallace Architects, presented an overview of the property and the project to the Board. He stated that a similar project by the applicant is currently under construction in East Lyme. He stated that solar panels will be installed along the south roof area of the buildings. He described the use of architectural elements, colors and roof styles.

J. Merrill requested a more detailed explanation of the color schemes and siding styles. M. Kleffner detailed the use of the colors and siding styles on the building.

J. Merrill expressed concerns with shutters only being installed for the second floor windows. She would like to see the shutters placed on the first floor windows as well on the North side of the buildings facing Hartford Turnpike. M. Kleffner stated that he was agreeable to that.

She also stated that the light fixtures that are shown on the plans do not match well with the style of the buildings. They are of a colonial style and the buildings are not constructed in a colonial style. M. Kleffner responded that they are open to modifying the style.

At this time, Board member Ed Pellegrini entered the call. R. Nye recognized the presence of Ed Pellegrini and that a quorum has been established with three members of the board present. R. Nye calls the meeting to order at 4:30. A. Piersall and R. Nye updated E. Pellegrini on the topics that were discussed prior to his logging on to the meeting.

J. Tunsky, Landscape Architect reviewed the species and placements of landscaping elements on the plan.

R. Nye expressed his concerns with the naming of the project as Pequot Apartments. He felt that from the historical perspective, the use of the name Pequot would be more associated with New London in that originally New London was known as the Pequot Colony. He felt that there was no connection of the Pequot reference to the Town of Waterford. He stated that while it cannot be required, he requested that the developer consider changing the name. E. Pellegrini and J. Merrill both concurred with R. Nye's recommendation.

M. Kleffner, stated that the applicant will take the Board's recommendation under advisement and will consider changing the name of the project to something more appropriate for the Town of Waterford.

MOTION: Motion made by E. Pellegrini, seconded by J. Merrill, to forward to the Planning and Zoning Commission a positive report of approval of #PL-21-7, Request of Walter John Senkow, owner, Safe Futures, Inc., applicant for site plan approval to locate a Business Office and Class Rooms at 994 Hartford Tpke, I-G zone, in accordance with Sections 11 and 22 of the Zoning Regulations and as shown on plans entitled "Safe Futures, Inc. 994 Hartford Turnpike, Waterford, Connecticut", with the following recommendations for consideration in their action:

1. Window shutters be placed for the first floor windows on the North Side of the buildings facing Hartford Tpke.
2. Light fixture elements for the poles and building mounted lights be modified to a style that is more appropriate to the style of the buildings rather than the proposed "Colonial" style.
3. That the applicant consider changing the name of the project to one that is more in keeping with the Town of Waterford community.

VOTE: 3-0

ITEM #3 APPROVAL OF THE August 10, 2021 MEETING MINUTES

MOTION: Motion made by J. Merrill, seconded by R. Nye, to approve the minutes of the August 10, 2021 meeting as written.

VOTE: 2-0-1 (E. Pellegrini abstaining)

ITEM #4 ADJOURNMENT

MOTION: Motion made by E. Pellegrini, seconded by J. Merrill, to adjourn the meeting at 4:52 pm.

VOTE: 3-0

Respectfully Submitted,

Mark Wujtewicz
Planner