

**DESIGN REVIEW BOARD
MINUTES
REMOTE MEETING**

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Design Review Board
Waterford Town Hall

March 9, 2021
4:00 PM

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

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-21-1 – Request of Home Theater TV, Inc. and Douglas Z. Wieczorek, owners, Sig Con Associates, LLC, applicant for site plan approval to locate a multi-family development on property located at 384 & 394 Willetts Ave., Ext, in accordance with Sections 16 & 18 of the Zoning Regulations and as shown on plans titled "Waterford Woods Site Development Plans" dated 11/18/20, revised to 2/10/21.

Project Engineer Brandon Handfield presented an overview of the project and site design. E. Pellegri asked about fencing of the recreation area and amenities to be provided within that area. B. Handfield replied that the area would not be fenced and that grills and seating were proposed. Bicycle storage will be provided on site.

R. Nye asked about sidewalks. B. Handfield clarified that only sidewalks abutting the frontage would be improved.

J. Merrill asked for confirmation that meadow seed mixes and natural plantings would be used in areas not noted as "recreation areas". B. Handfield reviewed the landscape plan.

Project Architect John Wicko provided a review of the architectural renderings. He also reviewed the anticipated exterior impacts from heating/cooling equipment associated with each apartment unit, and also the materials to be used for trim and railing.

B. Handfield reviewed building security, and noted that their analysis of unit size and types would not attract enough families for a playground to be warranted.

MOTION: Motion made by R. Nye, seconded by W. McNulty, to recommend approval of #PL-21-1, Request of Home Theater TV, Inc. and Douglas Z. Wieczorek, owners, Sig Con Associates, LLC, applicant for site plan approval to locate a multi-family development on property located at 384 & 394 Willetts Ave.,

Ext., with the recommendation that the final locations of grills, seating, bike racks and any other site amenities be shown on the final plans.

VOTE: 5-0

ITEM #3 APPROVAL OF THE December 14, 2020 SPECIAL MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by W. McNulty, to approve the minutes of the December 14, 2020 meeting as written.

VOTE: 5-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by R. Nye, seconded by J. Merrill, to adjourn the meeting at 4:54 pm.

VOTE: 5-0

Respectfully Submitted,


for Abby Piersall
Planning Director