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SPECIAL REMOTE MEETING

Design Review Board
Waterford Town Hall

October 19, 2020
4:00 PM

Members Present: Chairman - John O'Neill, William McNulty, Robert Nye,
Edward Pellegrini, Joy Merrill,
Members Absent: None
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 REVIEWS

#PL-20-16 – Request of Fabcon Precast, applicant, Mathon Fund I LLC, owner for Special Permit and site plan approval to construct a concrete product manufacturing facility on property located at 140 Waterford Parkway South, IP-1 Zone, in accordance with Sections 13, 22 and 23 of the Zoning Regulations as shown on plans entitled "Inland Wetlands, Special Permit & Site Plan Application for Concrete Manufacturing Plant" dated July 17, 2020.

Seamus Moran, P.E., Project Manager of Loureiro Engineering Associates, Inc, representing FabCon Precast presented the application to the Board. He described the site plan including lighting. Cynthia Reynolds, Landscape Architect for Loureiro Engineering Associates, Inc, described the landscaping plan calling out the perimeter landscaping treatment around the detention basin, parking lot and buffer to the rear of the property abutting the residential parcels. E. Pellegrini questioned the width of the proposed landscape buffer to the rear of the property and whether the area between the proposed limit if clearing and the edge of the circular access drive around the storage yard could be included in the landscape buffer providing greater width for additional screening. S. Moran stated that the area between the access drive and the proposed buffer will be used for storage of material. He stated that the proposed buffer is 100 feet in width to the rear property line and that the scale on the plan may appear to be off, but that the buffer being provided will be 100 feet.

S. Moran described the photometric plan to the Board. He stated that there is light encroachment onto Waterford Parkway South from the first light fixture at the entrance drive to the site. He stated that the fixture will be relocated further back into the property so as to eliminate the encroachment on the road. J. O'Neill asked about the height of the building and whether the lights will be visible from I-95 and Waterford Parkway South. Jeff Prince of Dacon described the various heights of the building and its relationship to the building lighting and the light poles. He detailed the manufacturing process of the concrete wall panels to the Board. He also described the architectural features of the building including color and wall material. E. Pellegrini asked about potential noise levels. J. Prince state that noise levels both inside and outside the building will be in conformance with regulated standards.

J. O'Neill inquired as to the impact of the lighting on the residential parcel on Devonshire Drive. J. Prince explained that the rendering provided was to demonstrate exiting screening at the front and rear of the residential property.

MOTION: Motion made by E. Pellegri, seconded by J. Merrill, to forward a favorable report to the Planning & Zoning Commission approving application #PL-20-16.

VOTE: 5-0

ITEM #3 ELECTION OF OFFICERS

J. O'Neill called for nominations from the Board for the position of Secretary. B. Nye offered to be Secretary of the Board.

MOTION: Motion made by J. Merrill, seconded by W. McNulty, to nominate B. Nye for the position of Secretary.

VOTE: 5-0

ITEM #3 APPROVAL OF THE July 13, 2020 SPECIAL MEETING MINUTES

MOTION: Motion made by B. Nye, Seconded by E. Pellegri, to approve the July 13, 2020 special meeting minutes.

VOTE: 5-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by W. McNulty, Seconded by J. Merrill, to adjourn the meeting at 4:55 pm.

VOTE: 5-0

Respectfully Submitted,

Mark Wujtewicz
Planner