

MINUTES

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WATERFORD, CT

2020 MAR 10 AM 11:05

March 9, 2020

4:30 PM

TOWN CLERK

Design Review Board
Waterford Town Hall

Members Present: John O'Neill, Joy Merrill, Robert Nye,
Members Absent: Chairman - William McNulty, Edward Pellegrini
Alternates Present: Vacancy
Staff Present: Abby Piersall, AICP, Planning Director, Mark Wujtecwicz, Planner

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chair Robert Nye called the meeting to order at 4:31 p.m.

ITEM #2 PLAN REVIEWS

#PL-20-5 – Request of RCP Waterford I LLC & RCP Waterford II, LLC, owners and applicants for site plan approval to locate a medical office building at 5 Dayton Road, C-G zone, in accordance with Sections 8.1.11 and 22 of the Zoning Regulations and as shown on plans entitled "Land Development Plans for Proposed Medical Office Building Issued for Site Plan Approval" dated January 21, 2020.

Atty John Knuff introduced the application to the Board.

Nicholas Michnevitz of MBH Architecture, LLC presented an overview of the site plan and improvements being made to the existing parking lot layout including landscaping. He detailed the features of the proposed building and presented the Board with samples of materials that will be used on the exterior of the building. The design of the building includes incorporating a parapet along the front and partially along the side of the building in order to screen the roof top HVAC units from view. The incorporation of the parapet into the design also creates a better sense of scale to the building.

J. Merrill requested more information regarding the proposed lighting of the parking lot and building and signage.

Bill Fries of BL Companies described the parking lighting and showed the photometric plan to the Board. He stated that the lighting proposed will be Dark Sky's compliant and that the photometric plan indicates no light encroachment beyond the property lines.

J. O'Neill asked about the potential of glare from the expanse of glass being proposed. Nicholas Michnevitz stated that the glass panels being used will be of low reflectivity.

Proposed signage was discussed. The applicant has not determined the layout of the signage. It was noted that the free standing sign currently in place for the former retail use is located within the State Right of Way for Hartford Turnpike. They are pursuing with the State options regarding a potential lease or will relocate the sign onto the owner's property. M. Wujtecwicz stated that any action relative to signage would require a Zoning review in order to verify the size, height and location of all proposed signs are consistent with the Zoning Regulations.

MOTION: Motion made by J. Merrill, Seconded by J. O'Neill, to forward a positive recommendation to the Planning and Zoning Commission.

VOTE: 3-0

ITEM #3 APPROVAL OF THE February 24, 2020 MINUTES

MOTION: Motion made by J. Merrill, Seconded by J. O'Neill, to approve the February 24, 2020 meeting minutes.

VOTE: 3-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by J. O'Neill, Seconded by J. Merrill, to adjourn the meeting at 4:55 pm.

VOTE: 3-0

Respectfully Submitted,



Mark Wujtewicz
Planner