

MINUTES

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WATERFORD, CT

2020 MAR -5 AM 10:09

February 24, 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 Wujtewicz, Planner

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chair Robert Nye called the meeting to order at 4:30 p.m.

ITEM #2 PLAN REVIEWS

#PL-19-19 – Request of Memle Properties LLC, owner and applicant for site plan approval to locate a professional office building at 114 Cross Road, I-C zone, in accordance with Sections 12.1.12 and 22 of the Zoning Regulations and as shown on plans entitled "Site Plan prepared for Memle Properties, LLC," dated December 9, 2019, revised to 2/5/20.

Joe Wren, PE of Indigo Land Design, LLC introduced the application to the Board.

He reviewed the site layout highlighting the existing natural features that they will be preserving such as ledge outcroppings and trees. J. Wren described the stormwater management features proposed including the installation of rain gardens and other low impact development features.

Eric LaChapelle, Architect of Maier Design Group, LLC reviewed with the Board the design of proposed building. R. Nye questioned the design of the windows proposed on the front of the building not matching the style of those proposed on the side. E. LaChapelle stated that the window style will have raised battens and that the gutters will be rounded.

Brian Kent of Kent+Frost Landscape Architecture presented the landscape plan with the board. He described the courtyard in the rear of the building and the use of native species. There was discussion regarding the proposed lighting on the site including the use of bollard lighting to illuminate the walkways and architectural pole lights along the access drive.

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

Recommendation: That the applicant consider the ability to modify the window style on the front of the building to more closely match the style proposed on the side.

VOTE: 3-0

ITEM #3 APPROVAL OF THE December 16, 2019 MINUTES

MOTION: Motion made by J. O'Neill, Seconded by J. Merrill, to approve the December 16, 2019 meeting minutes.

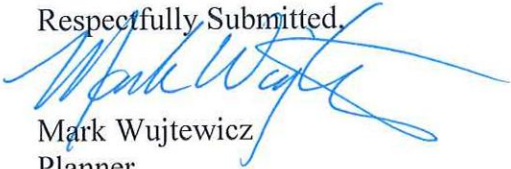
VOTE: 3-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by J. Merrill, seconded by J. O'Neill to adjourn the meeting at 5:05 pm.

VOTE: 3-0

Respectfully Submitted.



Mark Wujtewicz
Planner