

**DESIGN REVIEW BOARD
MEETING M I N U T E S**

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2024 SEP 16 A 9 38

Design Review Board
Town Hall

September 10, 2024
4:00 PM

ATTEST *David I. Campos*
TOWN CLERK

Members Present: Chairman -John O'Neill, Robert Nye, Edward Pellegri, Michael Elbaum
Members Absent: Joy Merrill
Staff Present: Mark Wujtewicz, Planner

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman, John O'Neill called the meeting to order at 4:03 p.m.

ITEM #2 PLAN REVIEWS

#PL-24-13 Request of The Williams School, Applicant and Owner for a Site Plan review and approval for a new athletic building on property located at 122 Bloomingdale Road, R-20 and R-40 Zone in accordance with Sections 4.1.4 of the Zoning Regulations and as shown on plans entitled "The Williams School, Athletic Complex, Athletics Team and Facilities Building, 122 Bloomingdale Road, Waterford, Connecticut, April 2024".

E Russell Learned, AIA of Centerbrook Architects presented the application to the Board. Also present for the application Michael Ott, PE of Summer Hill Civil Engineering and Dwayne Zenelis on behalf of The Williams School.

Mr. Learned explained to the Board the purpose for the building. He described the internal layout of the proposed building and stated that it will be a multi-use building constructed into a slope with the lower level floor providing storage for equipment used to maintain the athletic fields and property. The upper level will be utilized by the various sports teams and athletic program with a meeting room, lockers, bathrooms and athletic equipment storage.

The building will be constructed using architectural roof shingles and Hardie™ board and batten style siding with the gables fitted with Hardie™ shingle shake style siding. Lighting will be installed on the underside of the patio roof and over the doors as required by building code. One pole light will be installed at the rear of the building to illuminate the area outside the lower level. He stated that there would be no outdoor storage of material or equipment. All utilities serving the building will be installed underground.

D. Xenelis asked whether any changes to the design of the building as presented tonight would require a review by the Board. M. Wujtewicz clarified that the Board is reviewing and acting on the design and plans as presented. Any changes proposed post approval, may require further review by the Board depending on the scale of changes proposed. However, all changes proposed must be reviewed by Town staff prior to implementation and at that

time it will be determined whether the changes proposed warrant further review by the Board and Planning and Zoning Commission.

MOTION: Motion made by E. Pellegrini, seconded by R. Nye to submit a positive recommendation to the Planning and Zoning Commission.

VOTE: 4-0

ITEM #3 APPROVAL OF THE February 27, 2024 MEETING MINUTES

MOTION: Motion made by E. Pellegrini, seconded by R. Nye, to approve the February 27, 2024 meeting minutes as written.

VOTE: 3-0-1(M. Elbaum abstain, was not a member of the Board at that time)

ITEM #4 ADJOURNMENT

MOTION: Motion made by E. Pellegrini, seconded by M. Elbaum, to adjourn the meeting at 4:25 pm.

VOTE: 4-0

Respectfully Submitted,


Mark Wujtewicz
Planner