

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

Design Review Board
Remote Meeting

January 10, 2023
4:00 PM

Members Present: Robert Nye, Edward Pellegri, Joy Merrill
Members Absent: Chairman -John O'Neill
Staff Present: Jonathan Mullen, AICP, Planning Director
Mark Wujtewicz, Planner

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chair, R. Nye called the meeting to order at 4:10 p.m.

ITEM #2 PLAN REVIEWS

#PL-22-18 – Request of Mehak Realty, LLC, owner & applicant for a site plan approval for a convenience store with fuel dispensing at 118 Boston Post Road, C-G zone, in accordance with Sections 8.1.2 and 22 of the Zoning Regulations and as shown on plans entitled "New Convenience Store and Fueling Station".

The application was presented by Tim Griffing of Loureiro Engineering Associates, Inc. representing the applicant. Also present was John Stewart, Landscape Architect from Loureiro Engineering Associates, Inc. T. Griffing stated that the building designer/architect was not able to attend the meeting and that he will review the building design with the Board to the best of his ability. He presented the building design plans with the Board.

The Board inquired as to the material product and color that is being proposed for the siding. T. Griffing stated that he assumed it was vinyl clapboard siding however he wasn't sure. J. Mullen requested that the details for all exterior materials be provided including trim, windows, doors and siding. J. Merrill also requested that the colors be provided as well. T. Griffing stated that the information requested will be provided to the Board. The Board concurred that the details requested be provided so that they may review and comment. M. Wujtewicz stated that the Planning and Zoning Commission review scheduled for later in the evening can include a condition that the Design Review Board have an opportunity to review and approve the details as requested prior to filing the final plans on the land records.

John Stewart, Landscape Architect from Loureiro Engineering reviewed the landscape plan with the Board. The landscape design takes into account required site lines and screening as well low maintenance varieties. He described the plantings considered for the drainage basin.

MOTION: Motion made by R. Nye, seconded by J. Merrill to submit a request to the Planning and Zoning Commission that the following condition be placed on the anticipated action by the Planning and Zoning Commission:

- a. Material details be provided by the applicant to the Design Review Board for review and approval prior to the final plans being filed on the land records.

VOTE: 3-0

ITEM #3 APPROVAL OF THE December 13, 2022 MEETING MINUTES

MOTION: Motion made by E. Pellegrini, seconded by J. Merrill, to approve the minutes of the December 13, 2022 meeting as written.

VOTE: 3-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by J. Merrill, seconded by E. Pellegrini, to adjourn the meeting at 4:40 pm.

VOTE: 3-0

Respectfully Submitted,

Mark Wujtewicz
Planner