

**DESIGN REVIEW BOARD
MEETING MINUTES
Remote Meeting**

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2022 DEC 20 A 8:27

Design Review Board
Remote Meeting

December 13, 2022

ATTEST: *[Signature]*
4:00 PM
TOWN CLERK

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

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

J. O'Neill called the meeting to order at 4:00 p.m.

ITEM #2 PLAN REVIEWS

#PL-22-17 – Request of Adams Builders, LLC, owner & applicant for a site plan approval for a multi-family development at 48 Great Neck Road, PDD-2 zone, in accordance with Sections 22 and 30.2 of the Zoning Regulations and as shown on plans entitled "Planned Design District 2 (PDD-2) Ivy Hill Village".

ACTION REQUIRED BY:

1/19/23

The application was presented by Joe Wren, PE. He stated that the application has received approval from Waterford Inland Wetland Commission. He discussed in detail the layout of the project. The distribution of home design within the project was also discussed.

The house renderings were presented to the Board. J. O'Neill asked whether there were any side or rear renderings available for review. Skip Adams stated that there were not any renderings on the side or rear elevations. J. O'Neill asked about the materials that will be used for the siding and trim. Gordy Adams stated that in order to keep the price point of the houses affordable, vinyl siding with PVC wrap trim, architectural shingles and Pella brand windows will be used. Skip Adams stated that the side of the houses will be gable while the rear of the houses will be similar to the front with patios and decks.

B. Nye asked whether there are any examples in Connecticut of a similar type of project that incorporates small building styles in a common interest type of community. S. Adams stated that there are very few examples and that the closest example he can provide would be Beechwood Estates located on Parkway South in Waterford. E. Pellegri asked if there would be a homeowner's association. J. Wren stated that there would be a homeowner's association established and that the utilities and road will be privately owned and maintained by the association.

J. Wren described the recreational amenities including the walking path and internal sidewalk. That the trash collection will be conducted by a single trash collection company that will collect household trash in portable trash containers for each unit.

MOTION: Motion made by E. Pellegri, seconded by B. Nye to recommend forwarding a positive report to the Planning and Zoning Commission with no modifications or conditions.

VOTE: 4-0

ITEM #3 APPROVAL OF THE September 20, 2022 MEETING MINUTES

MOTION: Motion made by J. Merrill, seconded by B. Nye, to approve the minutes of the September 20, 2022 meeting as written.

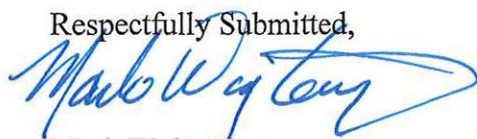
VOTE: 4-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by E. Pellegri, seconded by J. Merrill, to adjourn the meeting at 4:30 pm.

VOTE: 4-0

Respectfully Submitted,



Mark Wujtewicz
Planner