

**DESIGN REVIEW BOARD
MINUTES
TOWN HALL**

RECEIVED FOR RECORD
WATERFORD, CT

2022 JUN 29 AM 10: 23

Design Review Board
Waterford Town Hall

June 28, 2022
4:00 PM

Members Present: Chairman -John O'Neill, Robert Nye, Edward Pellegrini, 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 REVIEW

#PL-22-8 Request of Libby Hill, LLC, owner & applicant for a Site Plan /Special Permit approval for a Storage Facility at 934 & 940 Hartford Turnpike, I-G zone, in accordance with Section 11.1.11, 11.2.11, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Libby Hill L.L.C., 934, 940 Hartford Turnpike Waterford, Connecticut"

Mike Dunn of Libby Hill, LLC gave a brief introduction of the project to the Board. He described the proposed use as a self-storage facility.

Ellen Bartlett, PE of CLA Engineers gave a brief overview of the layout of the property. She described the buildings and noted the locations of existing utilities, wetlands and Jordan Brook on the property. Stephen Overcash, Architect of ODA Architecture provided the Board with product samples and described the design of the buildings. He submitted color building renderings to the Board.

E. Pellegrini asked about the HVAC units. S. Overcash stated that the HVAC systems will either be mounted on the roof behind the parapet for screening or if ground mounted units they will be properly screened from view. E. Pellegrini expressed concerns with the lack of landscaping especially along the frontage of the property. He noted that the color rendering provided to the Board did not reflect the landscaping shown on the site plan. He requested that more landscaping be provided along the frontage of the property. E. Bartlett noted that they can provide for additional landscaping if the board requests it.

MOTION: Motion made by E. Pellegrini, seconded by R. Nye, to forward to the Planning and Zoning Commission a positive report of approval with conditions of #PL-22-8 Request of Libby Hill, LLC, owner & applicant for a Site Plan /Special Permit approval for a Storage Facility at 934 & 940 Hartford Turnpike, I-G zone, in accordance with Section 11.1.11, 11.2.11, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Libby Hill L.L.C., 934, 940 Hartford Turnpike Waterford, Connecticut", with the following recommendation for consideration in their action:

- a. The amount of landscaping along the frontage of the property with Hartford Turnpike be supplemented with more shrubs to soften the appearance of the site from the road.

VOTE: 4-0

ITEM #3 APPROVAL OF THE June 14, 2022 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by J. Merrill, to approve the minutes of the June 14, 2022 meeting as written.

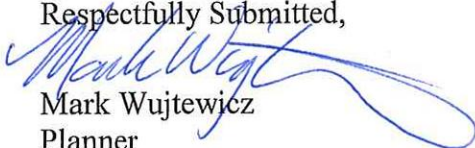
VOTE: 4-0

ITEM #4 ADJOURNMENT

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

VOTE: 4-0

Respectfully Submitted,


Mark Wujewicz
Planner