

**DESIGN REVIEW BOARD
MINUTES
TOWN HALL**

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2022 JUL 13 AM 9:36

Design Review Board
Waterford Town Hall

July 12, 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-22-13 Request of FC Real Estate, LLC, owner & River Valley Periodontics, applicant for a Site Plan approval for an addition to a Professional Building at 742 Broad Street Ext., NB zone, in accordance with Sections 7.1.3 and 22 of the Zoning Regulations and as shown on plans entitled "Modification to Site Plan, Existing Conditions Plan, Land of FC Real Estate, LLC 742-744 Broad Street Ext. Route 85, Waterford, Connecticut"

Eric Peterson, PE of Gardner & Peterson Associates, LLC gave a brief introduction of the project to the Board. He identified the changes being made to the site and the site plan.

Samuel C. Sargeant, AIA of Lazarus & Sargeant, LTD, Architects reviewed the addition to the building. He described the layout of the building and the use of the addition. He stated that the entire building will be resided in order for the siding color to be consistent throughout.

E. Peterson stated that the parking lot will remain as it is currently configured.

Joy Merrill asked about the landscaping. E. Peterson indicated that an existing tree located in the area of the proposed addition will be removed. He stated that the applicant would be agreeable to place foundation plantings along the east side of the addition between the parking lot and the addition.

MOTION: Motion made by R. Nye, seconded by E. Pellegrini, to forward to the Planning and Zoning Commission a positive report of approval with conditions of #PL-22-13 Request of FC Real Estate, LLC, owner & River Valley Periodontics, applicant for a Site Plan approval for an addition to a Professional Building at 742 Broad Street Ext., NB zone, in accordance with Sections 7.1.3 and 22 of the Zoning Regulations and as shown on plans entitled "Modification to Site Plan, Existing Conditions Plan, Land of FC Real Estate, LLC 742-744 Broad Street Ext. Route 85, Waterford, Connecticut", with the following recommendation for consideration in their action:

1. Foundation plantings be installed along the east side of the addition.

VOTE: 4-0

ITEM #3 APPROVAL OF THE June 28, 2022 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by E. Pellegrini, to approve the minutes of the June 28, 2022 meeting as written.

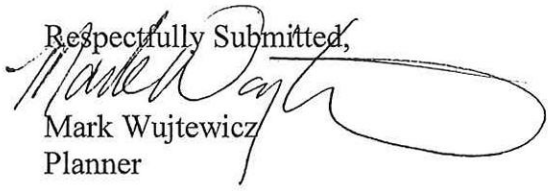
VOTE: 4-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by E. Pellegrini, seconded by R. Nye, to adjourn the meeting at 4:10 pm.

VOTE: 4-0

Respectfully Submitted,


Mark Wujtewicz
Planner