

1. Agenda & Minutes

Documents:

[JANUARY 14 2025 DRB AGENDA.PDF](#)
[OCTOBER 22 2024 DRB MEETING MINUTES.PDF](#)

2. PL-25-1 439 & 441 Boston Post Road 8-24

Documents:

[PL-25-1 APPLICATION.PDF](#)
[PL-25-1 ARCHITECTURAL RENDERINGS.PDF](#)
[PL-25-1 SITE PLAN LAYOUT.PDF](#)



AGENDA

Design Review Board Remote Access Only

January 14, 2025
4:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/87157673097?pwd=NF83PHnN9rnEkTI98Tg4RvmUuhHv2B.1>

Meeting ID: 871 5767 3097

Passcode: 156990

One tap mobile

+13126266799,,87157673097#,,, *156990# US (Chicago)
+16465588656,,87157673097#,,, *156990# US (New York)

Dial by your location

• +1 312 626 6799 US (Chicago)	• +1 360 209 5623 US
• +1 646 558 8656 US (New York)	• +1 386 347 5053 US
• +1 646 931 3860 US	• +1 507 473 4847 US
• +1 301 715 8592 US (Washington DC)	• +1 564 217 2000 US
• +1 305 224 1968 US	• +1 669 444 9171 US
• +1 309 205 3325 US	• +1 669 900 9128 US (San Jose)
• +1 253 205 0468 US	• +1 689 278 1000 US
• +1 253 215 8782 US (Tacoma)	• +1 719 359 4580 US
• +1 346 248 7799 US (Houston)	

Meeting ID: 871 5767 3097

Passcode: 156990

Find your local number: <https://us02web.zoom.us/u/kd48xbnsqD>

Meeting Documents

https://ct-waterford.civicplus.com/AgendaCenter/Design-Review-Board-7/?#_01142025-1947

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 PLAN REVIEWS

#PL-24-16 Request of Wal Mart Real Estate Business Trust, owner & applicant for a Site Plan /Special Permit approval for an expansion at 155 Waterford Parkway North, C-R zone, in accordance with Sections 9.1.2, 22 & 23 of the Zoning Regulations and as shown on plans entitled "Proposed Site Plan Documents for Walmart Store #0233-1000 proposed Pick Up and Signage/Striping Improvements and Building Expansion"

ITEM #3 APPROVAL OF THE October 22, 2024 MEETING MINUTES

ITEM #4 ADJOURNMENT

RECEIVED FOR RECORD
WATERFORD, CT
2025 JAN - 8 P 2: 09
ATTEST: *Paula Klug*
TOWN CLERK

RECEIVED FOR RECORD
WATERFORD, CT
2024 OCT 25 A 11:46

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

ATTEST: *David T. Lanza*
TOWN CLERK

Design Review Board
Town Hall

October 22, 2024
4:00 PM

Members Present: Chairman -John O'Neill, Joy Merrill, Robert Nye and Michael Elbaum
Members Absent: Edward Pellegrini
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-24-14 Request of 1721, LLC applicant and owner, for a Site Plan approval for a 24-unit multi-family community for property located at 430 Mohegan Avenue Parkway and 23B Old Norwich Road, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Roberts Village Drive, CGS 8-30g Affordable Housing, Site Development Plans for Conservation Commission Review, Revised 8/28/2024".

Attorney William Sweeney of TCORS Law Firm, Joe Wren, PE of Indigo Land Design, and Dan DelGrosso, 1721, LLC were present for the application.

Atty Sweeney described the process for review and approval of an Affordable Housing Project under the State Statute 8-30g. He also presented the project to the Board. He provided a description of the proposed residential buildings as a mix of sixteen smaller single-family homes and four two-family duplex buildings for a total of twenty buildings with twenty four total living units. Eight of the twenty-four total units will be deed restricted affordable as defined within Connecticut State Statute 8-30g. The remaining units will be sold or rented as market rate units with no affordability restrictions. The size and style of the buildings proposed are not dissimilar to the residential homes that currently exist in the surrounding neighborhood. The private road that is proposed to access Roberts Village will be from the end of the cul-de-sac of Roberts Court.

Atty Sweeney presented the proposed designs and floor plans of the buildings to the Board. There are four styles proposed; Flacco, Craftsman, Garrison and Elkin Duplex. The buildings will utilize standard vinyl siding and windows, shudders and asphalt roofs.

J. Wren described the site work and landscaping proposed throughout the project including the stormwater management basins and wetland area.

J. Merrill requested the replacement of the Boxwood shrubs proposed with Inkberry as it is more native and a relatively easier variety of shrub to maintain. J. Wren and Atty Sweeney both agreed to the requested change.

J. Merrill inquired as to the proposed location and design of the identification signage leading into Roberts Village. J Wren indicated on the site plan where the sign is proposed to be located. He described the sign as being incorporated within the proposed stone wall at the entrance to Roberts Village.

M. Elbaum asked about the timing of the construction of the affordable units with the market rate units. Atty Sweeney stated that the construction of the affordable units will be proportional with the construction of the market rate units as defined within the Affordable Housing Plan.

Chair, J. O'Neill inquired as to whether there could be some consideration on the part of the applicant to modify the design of the Garrison style building to make it more attractive and architecturally interesting. R. Nye agreed. Atty Sweeney stated that he will encourage his client to consider the request as noted.

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

VOTE: 4-0

ITEM #3 APPROVAL OF THE September 10, 2024 MEETING MINUTES

MOTION: Motion made by R. Nye, seconded by M. Elbaum, to approve the September 10, 2024 meeting minutes as written.

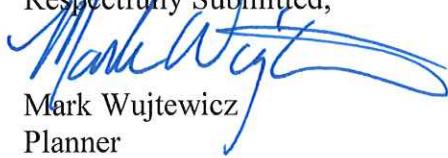
VOTE: 4-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by J. Merrill, seconded by M. Elbaum, to adjourn the meeting at 4:31 pm.

VOTE: 4-0

Respectfully Submitted,



Mark Wujtewicz
Planner



Town of Waterford

Department of Planning and Development

www.waterfordct.org

PZC Form 1

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Electronic Submission

Waived: Yes No

Planning and Zoning Application

1. Type of Application(s), Use and Property Information (check all that apply)

<input type="checkbox"/> Informal Staff Review	<input type="checkbox"/> Site Plan/Design Review	<input type="checkbox"/> Municipal Project (CGS§8-24)
<input type="checkbox"/> Special Permit/Design Review ¹	<input type="checkbox"/> Subdivision /Resubdivision	<input type="checkbox"/> Lot line Adjustment
<input type="checkbox"/> Zoning Map Change	<input type="checkbox"/> Regulation Amendment(s)	<input type="checkbox"/> New District
<input type="checkbox"/> Multifamily Development	<input type="checkbox"/> Coastal Area Management ²	<input type="checkbox"/> Earth Excavation
<input type="checkbox"/> Flood Hazard Area	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

Specify all uses and corresponding section for which this application applies³:

Use: _____ Section: _____

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: _____ If subdivision how many lots?: _____

If applicable, are roadways proposed to be private, public or both:

Private Public Both⁴

Parcel 1

Map/Block/Lot: _____ / _____ / _____ / _____ / _____

Parcel 2

Map/Block/Lot: _____ / _____ / _____ / _____ / _____

Street No. & Name: _____

Street No. & Name: _____

Size SF/AC: _____ / _____

Size SF/AC: _____ / _____

Zoning District(s): _____

Zoning District(s): _____

¹ Include a completed list of property owners with Parcel ID, name, address and mailing address. It is the applicant's responsibility to distribute all notices certified return receipt. Evidence of mailing shall be submitted prior to the start of the hearing. Failure to do so will delay the opening of the hearing.

² Coastal Site Plan reviews under Coastal Area Management §25.4 must submit a completed PZC Form 2 in addition to this PZC Form 1.

³ The use listed must correspond to the exact use term noted within the zoning district as a permitted use allowed through site plan or special permit.

⁴ A plan must accompany the application clearly delineating the limits of public and private roads.

2. Applicant Information

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____ Fax: _____ Email: _____

Applicant's Authority to File Application⁵

- Legal Owner of Record
- Power of Attorney
- Contract to Purchase
- Other _____

3. Agent Information; if applicable

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Specify Nature of Agent

- Attorney
- Civil Engineer
- Land Surveyor
- Design Professional: _____
- Other: _____

Bar/License/Reg. No.: _____

Telephone: _____ Fax: _____ Email: _____

4. Property Owner(s) and Parcel(s) Information

Is owner co-applicant? Yes No

Note: If landowner is an LLC, Corporation, Trust or other legal entity, attach the names, addresses and title of each member or officer, including agent(s). If same as applicant list 'Same'.

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____

Fax: _____

Email: _____

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____

Fax: _____

Email: _____

⁵ Applicant must submit evidence attesting to the authority to file application (i.e. deed, option for purchase, etc.)

5. Statement of Use

Attached a typed statement of use in conformance with the Zoning Regulations as described in Section 22.4.2. In addition include all hours and days of operation, size of buildings and number of stories, utilities servicing the parcel, variances received, number of employee and structures to be demolished.

6. Statement of Design Compatibility (Site Plans and Special Permits only)

Attach a statement describing how the building and site design is compatible with the neighborhood, character of Waterford and Zoning Regulations.

7. Consistency with Adopted Plan of Preservation, Conservation and Development (all applications)

Attach a statement attesting to how the proposed use, zone change, amendment or design is consistent with the most recent adopted Plan of Preservation, Conservation and Development (the Plan). Note relevant Plan section numbers and pages.

8. Natural and Cultural Resources

Yes	No	% of Property
<input type="checkbox"/>	<input type="checkbox"/>	a. Are inland wetlands present on site? Total SF/AC _____ / _____
<input type="checkbox"/>	<input type="checkbox"/>	b. Are tidal wetlands present on site? Total SF/AC _____ / _____
<input type="checkbox"/>	<input type="checkbox"/>	c. Are there known or suspected vernal pools on the property?
<input type="checkbox"/>	<input type="checkbox"/>	d. CT DEEP NDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 1/2 x 11 map of the most current CT DEEP Natural Diversity Database with site clearly identified regardless of response provided. If you answered yes to item d., attach a letter from CT DEEP stating the name of the specie(s) that are suspected to be on the property. See Section 22 of the Zoning Regulations for additional information.</i>
<input type="checkbox"/>	<input type="checkbox"/>	e. Are floodplains or flood hazard areas on the property? Identify: _____
<input type="checkbox"/>	<input type="checkbox"/>	f. Is the property located within a local, state or national historic district? If yes identify district name: _____
<input type="checkbox"/>	<input type="checkbox"/>	g. Does the site possess any structures or sites listed on the local, state or national register of historic landmarks? If yes, identify: _____

9. Additional Information

Yes No

a. Is any part of the site within 500' of the Town line? Which town: _____

b. Will any egress or ingress for the property use streets within an adjoining municipality?

c. Is any work proposed in wetlands or watercourses? Explain in Statement of Use

d. Is any work proposed within 100 feet of a wetlands or watercourse? Explain in Statement of Use

e. Is any work proposed within a floodplain or flood hazard area? Explain in Statement of Use

f. Is public water available or proposed to the site? Identify: _____

g. Are public sanitary sewers available or proposed to the site? Identify: _____

h. Is there a utility, drainage or other easement(s) on the site? Specify: _____

i. Is open space proposed on the property?

How much open space is proposed (SF/AC)? _____ / _____ Percent of property(s) _____

Use and purpose of open space: _____

10. Previous Land Use Permits Associated with the Property(s)

Have previous permits been issued for the Property: Yes No (List singularly; attach additional pages if necessary)

Date Issued

Issuing Agency _____

Approved Use/Activity _____

11. Change of Zone, Regulation Amendment or New Zoning District, if applicable

Yes No

a. Is this application for a new zoning district and/or regulation not presently established within the Zoning Regulations? If a new zoning district, distinguish type of zone proposed:

Fixed Zone

Floating Zone

Overlay Zone

Identify proposed zone name: _____

For new regulations, list proposed section number(s) and titles(s):

i. _____

ii. _____

iii. _____

b. Is this application an amendment to an existing regulation? Attach proposed amendments, clearly noting any deletions, modifications or additions. List sections proposed to be modified:

i. _____

ii. _____

iii. _____

c. Is this application for a change to a district already established within the regulations? Identify:

Supporting materials:

For new zoning districts or a change in zone provide a legal description of the land involved in the zone district change including the following:

- Location map at 1"=1000'
- Accurate description and acreage of tract(s) to be changed with existing buildings and uses
- Show existing features including but not limited to contours at two-foot intervals, wetlands and watercourses, flood plains, all improvements and structures,
- All lots or parts of lots contained in an area within 500 feet in all directions of the zone change tract
- All lots shown in this area and within the zone change tract shall contain the name and address of owners as recorded in the Assessor's records and shall show the nature of use
- North point, and distance along road from nearest road intersection.
- Scale of map(s)

12. Bulk Zoning Requirements Table

Complete the following table, which must also be included on applicable drawings:

Zoning District(s): _____		
Item	Required	Proposed
Minimum Lot Size		
Frontage		
Front Yard		
Side Yard		
Rear Yard		
Building Line		
Building Coverage		
Parking ⁶		
Landscaping		
Impermeable Coverage		

⁶ Attach method used to determine the number of parking spaces required.

13. Planning, Design and Engineering Team

Provide a list of all professionals responsible for the project. Additional pages attached, if necessary: Yes No

Discipline: _____ Telephone: _____

Name: _____ Fax: _____

Company: _____ Email: _____

License(s)/ _____
Accreditations: _____

License(s)/ _____
Accreditation No(s): _____

Discipline: _____ Telephone: _____

Name: _____ Fax: _____

Company: _____ Email: _____

Licenses and/or _____
Accreditations: _____

License/ _____
Accreditation No(s): _____

Discipline: _____ Telephone: _____

Name: _____ Fax: _____

Company: _____ Email: _____

Licenses and/or _____
Accreditations: _____

License/ _____
Accreditation No(s): _____

Discipline: _____ Telephone: _____

Name: _____ Fax: _____

Company: _____ Email: _____

Licenses and/or _____
Accreditations: _____

License/ _____
Accreditation No(s): _____

Discipline: _____ Telephone: _____

Name: _____ Fax: _____

Company: _____ Email: _____

Licenses and/or _____
Accreditations: _____

License/ _____
Accreditation No(s): _____

14. Supporting Documentation

Itemize, including additional attachments, all information provided in support of the application. Titles, dates and sheet/map numbers shall correspond exactly with the corresponding information provided.

Additional pages attached, if necessary: Yes No

15. For Informal Staff Review Use Only

Sec. 7-159b – Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Waterford Planning and Zoning Commission or Conservation Commission to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision, Zoning or Wetlands regulations of the Town of Waterford as the case may be.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

16. Technical Assistance Review Fee

In accordance with the Waterford Code of Ordinance Chapter 16.08, the Commission may require third party technical assistance review for the evaluation of applications associated with but not limited to site plans, special permits, zone change and regulation amendments and may collect payment for costs associated with the review. This includes but is not limited to civil engineering, architecture, legal assistance, traffic engineering and environmental protection.

17. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Right of Entry and Inspection

The undersigned hereby authorizes the Waterford Planning and Zoning Commission or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and Certificate of Zoning Compliance.

Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publically when requested and all applicable fees are paid in full by the requesting party.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

SYMBOL LEGEND

	- NEW METAL STUD PARTITIONS
	- NEW MASONRY WALL
	- NEW CMU WALL
	- DOOR NUMBER
	- WINDOW TYPE
	Room name - ROOM NAME - ROOM NUMBER
	- PARTITION TYPE
	- CONSTRUCTION NOTE
	- EXTERIOR ELEVATION NUMBER
	- SHEET NUMBER
	- INTERIOR ELEVATION NUMBER
	- SHEET NUMBER
	- BUILDING SECTION NUMBER
	- SHEET NUMBER
	- WALL SECTION NUMBER
	- SHEET NUMBER
	C.G. - CORNER GUARD
	F.E.C. - FIRE EXTINGUISHER CABINET
	FD - FLOOR DRAIN - SLOPE TO DRAIN
	H.D.F. - HANDICAPPED DRINKING FOUNTAIN

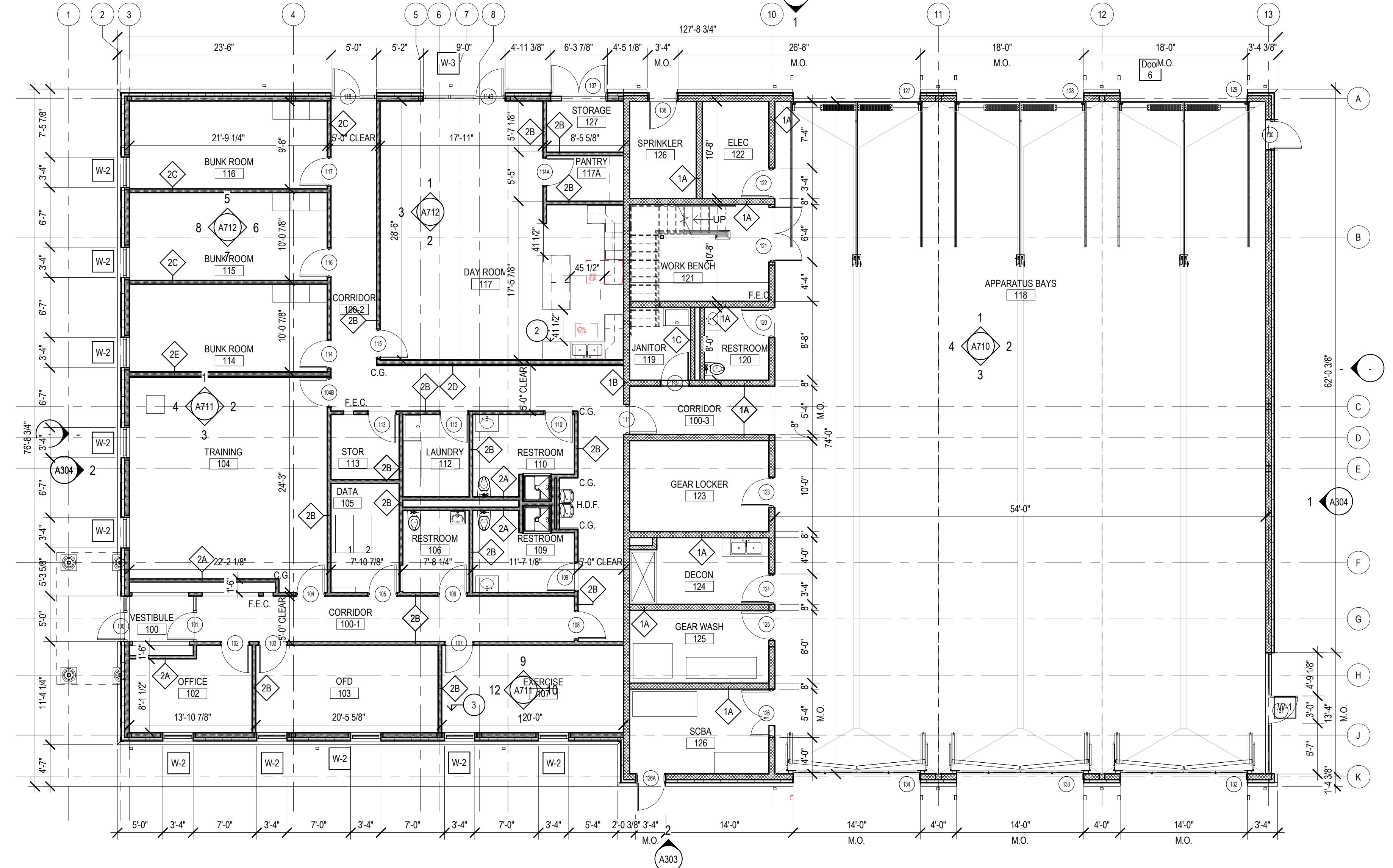
GENERAL NOTES

1. READ ALL GENERAL NOTES ON DRAWING A001.
2. CONTRACTORS SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.
3. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK, CONCRETE MASONRY UNITS AND METAL FRAMING UNLESS OTHERWISE NOTED.
4. ALL NEW WALL AND PARTITION ASSEMBLIES SHALL EXCLUDE 1/2" DECK UNLESS OTHERWISE NOTED.
5. PROVIDE CMU WITH PRE-MANUFACTURED BULLNOSE AT ALL EXPOSED CORNERS WHERE THE WORD "ALIGN" IS INDICATED IT SHALL MEAN TO ALIGN BOTH SIDES OF WALL.
6. 1/8" = 1'-0"

2 MEZZANINE FLOOR PLAN

1/8" = 1'-0"

10



1 FIRST FLOOR PLAN

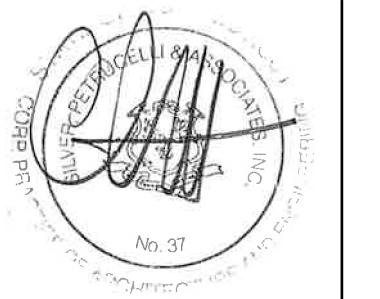
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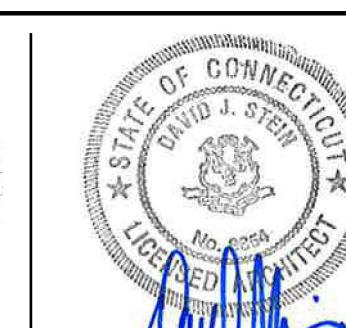
Project Title:
NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06385



SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

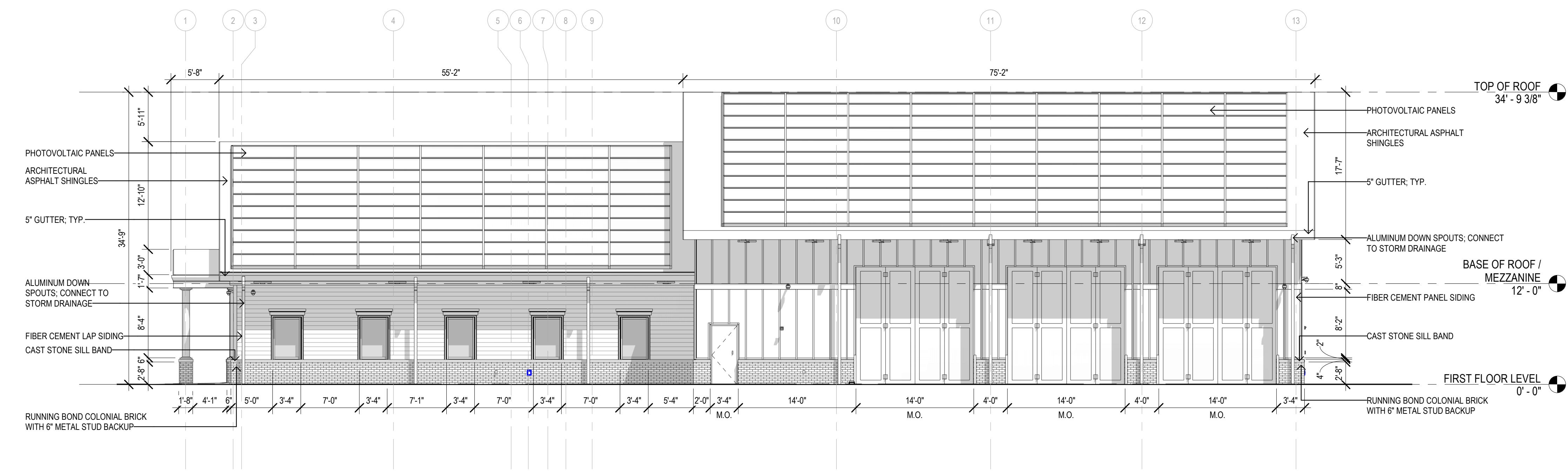
Revision: _____ Description: _____ Date: _____ Revised By: _____



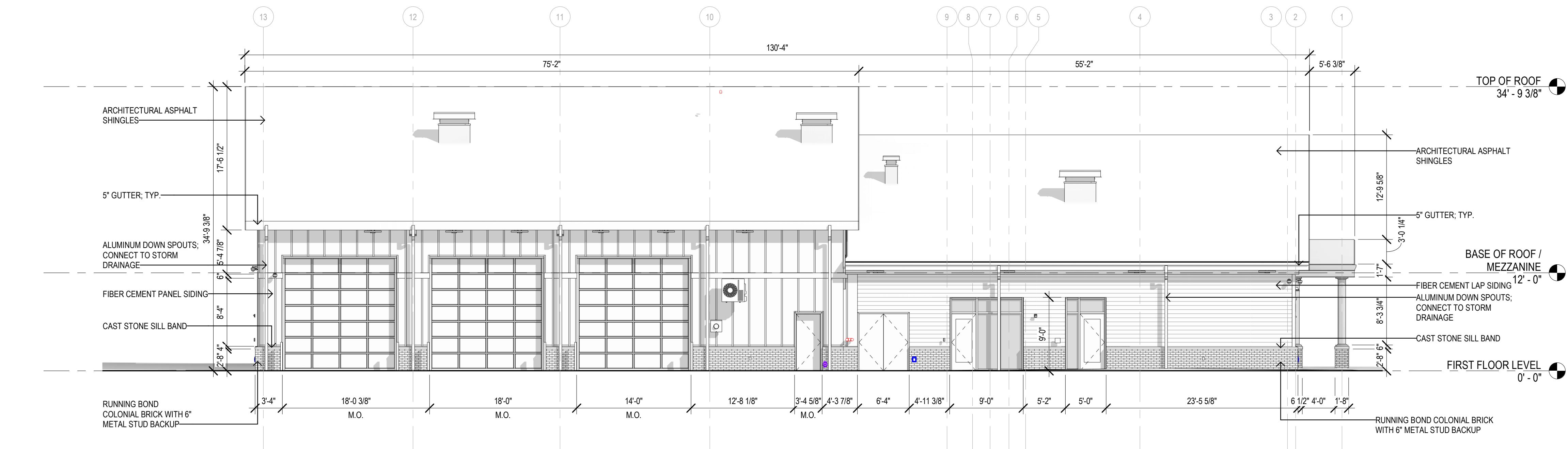


Drawing Title: FLOOR PLANS
Project Phase: DESIGN DEVELOPMENT
State Project Number: _____

Date: 01/07/25 Drawing Number: A100
Scale: _____
As indicated
Drawn By: _____
EAC
Project Number: 23352
16/2025 11:58:34 AM



2 SOUTH ELEVATION



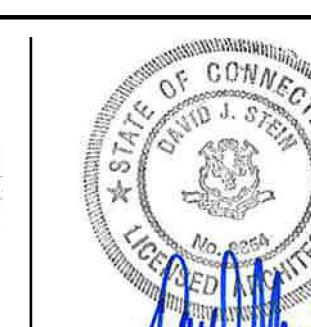
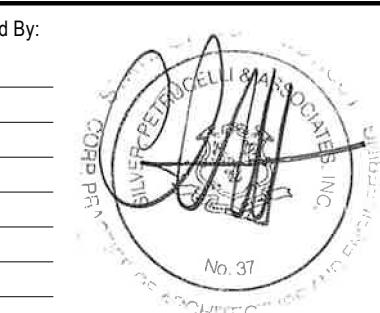
1 NORTH ELEVATION

Project Title:
NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06385



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3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

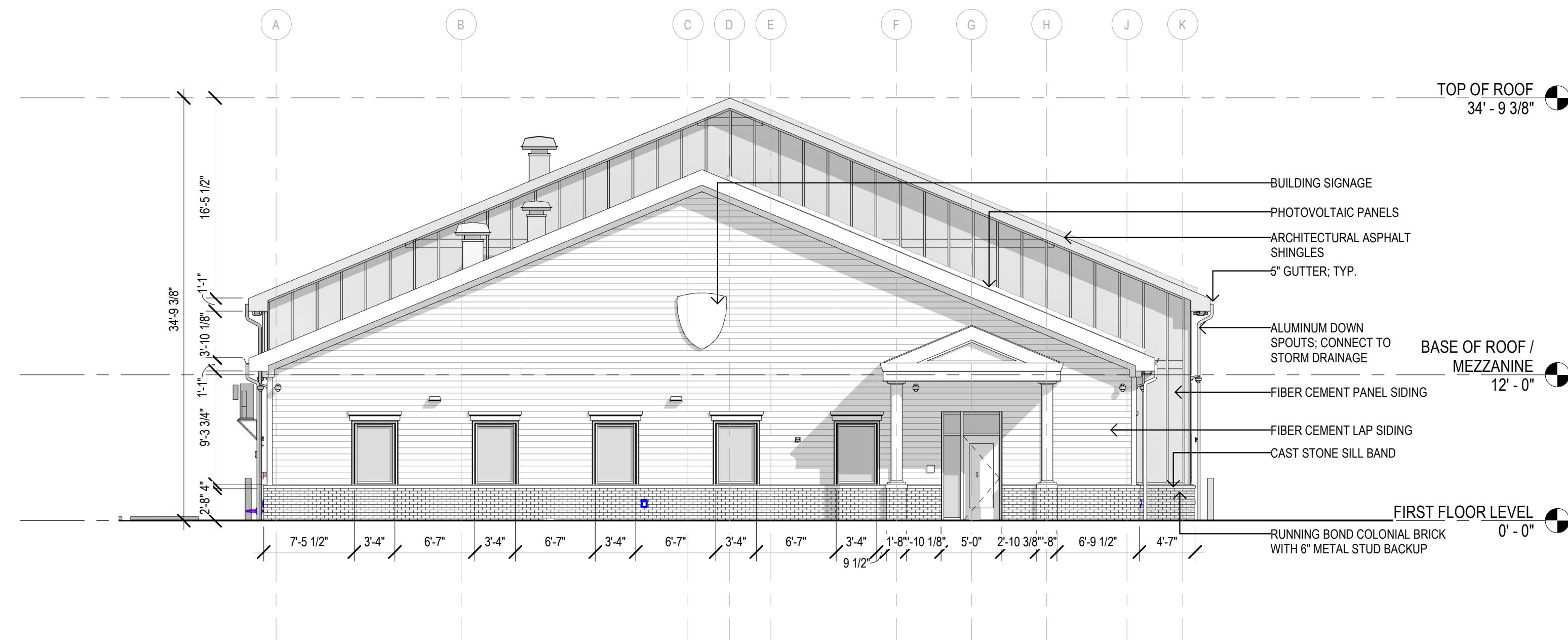
Revision: _____
Description: _____
Date: _____
Revised By: _____



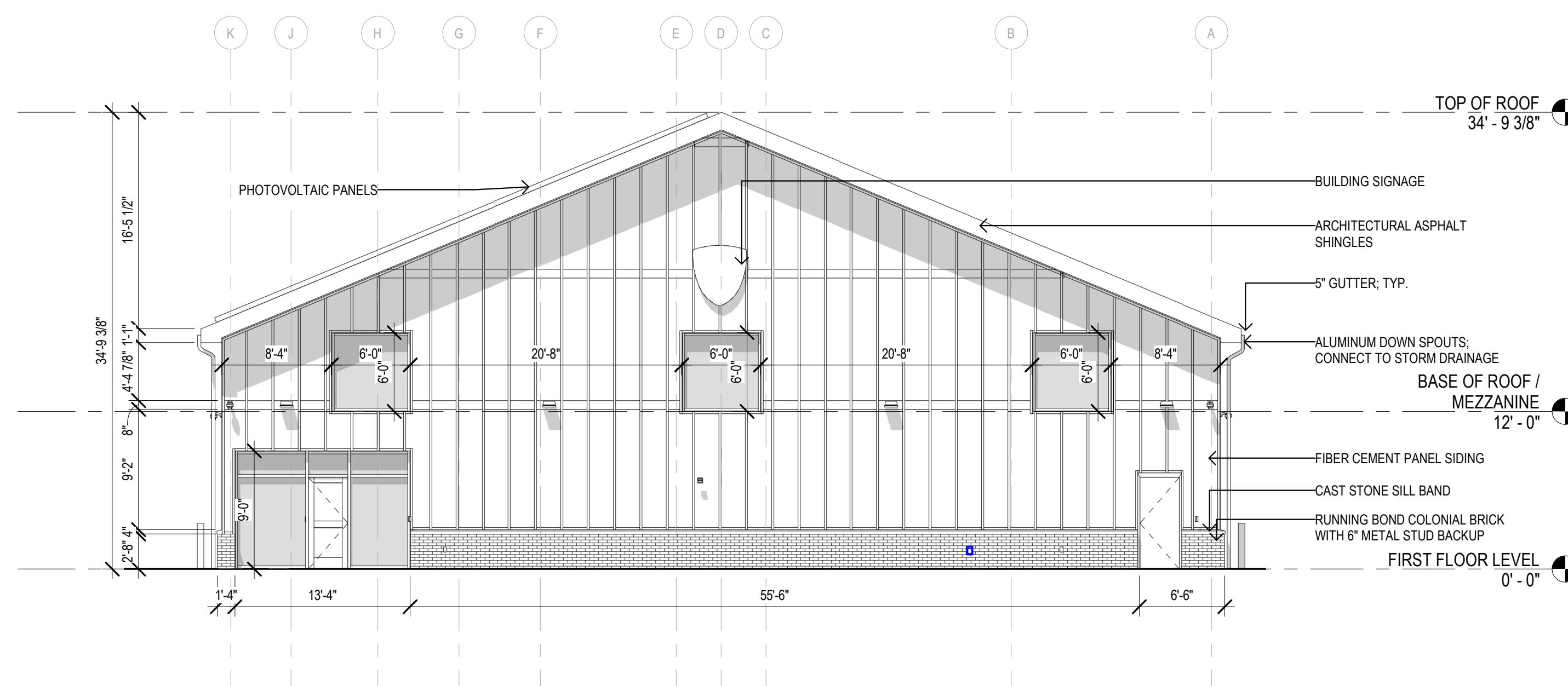
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Project Phase: DESIGN DEVELOPMENT
State Project Number: _____

Date: 01/07/25
Scale: 1/8" = 1'-0"
Drawn By: EAC
Project Number: 23352

A303



2 WEST ELEVATION



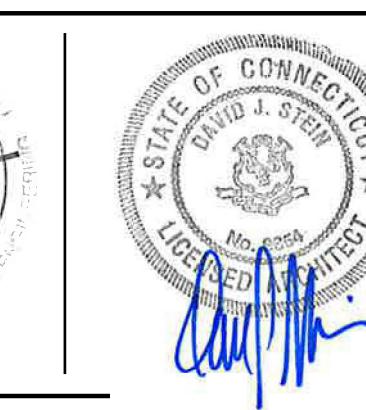
1 EAST ELEVATION

Project Title:
NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06385



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3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision: _____ Description: _____ Date: _____ Revised By: _____



Drawing Title: EXTERIOR ELEVATIONS
Project Phase: DESIGN DEVELOPMENT
State Project Number: _____

Date: 01/07/25
Scale: 1/8" = 1'-0"
Drawn By: EAC
Project Number: 23352

A304

