

1. Agenda & Minutes

Documents:

[JANUARY 14 2025 DRB MINUTES.PDF](#)
[MARCH 11 2025 DRB AGENDA.PDF](#)

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WATERFORD, CT

2025 JAN 16 P 3:42

ATTEST: *David J. Lange*
TOWN CLERK

**DESIGN REVIEW BOARD
MEETING MINUTES**

Design Review Board
Remote Access

January 14, 2025
4:00 PM

Members Present: Chairman -John O'Neill, Robert Nye, Joy Merrill, Edward Pellegrini and Michael Elbaum,
Members Absent: None
Staff Present: Jonathan Mullen, AICP, Planning Director, Mark Wujtewicz, Planner

ITEM #1 CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman, John O'Neill called the meeting to order at 4:0 p.m.

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"

Greg Dibona of Bohler Engineering representing the applicant presented the building expansion and parking lot modifications to the Board. The purpose of the addition is to accommodate a more efficient operation of the online ordering and purchasing option. He stated that it was determined there is not sufficient space within the building to provide for this service, therefore the 3,800 square foot addition is proposed.

He reviewed the modified site plan with the Board identifying changes to the parking layout to accommodate the online pickup operation and upgrade the existing striping and pavement.

M. Elbaum asked if there would be any accessible parking spaces added as a result of this project. G. Dibona stated that there are twenty-four existing accessible spaces located directly in front of each of the entrances to the building and that these spaces will remain as is. There will not be additional spaces added for the addition. The purpose of the parking stalls for the addition are for online pick up where the customers will remain in the vehicle while employees of Wal-Mart bring out the purchased merchandise to them

There being no other questions from the Board.

MOTION: Motion made by E. Pellegrini, seconded by J. Merrill to submit a positive recommendation to the Planning and Zoning Commission.

VOTE: 5-0

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

MOTION: Motion made by J. Merrill, seconded by M. Elbaum, to approve the October 22, 2024 meeting minutes as written.

VOTE: 4-0-1 (E. Pellegrini abstaining)

R. Nye requested a motion that the Board add the 2025 meeting schedule to the Agenda.

MOTION: Motion made by R. Nye, seconded by E. Pellegrini to add the 2025 meeting schedule to the agenda for consideration.

VOTE: 5-0

MOTION: Motion made by R. Nye, seconded by M. Elbaum to accept the 2025 meeting schedule as presented.

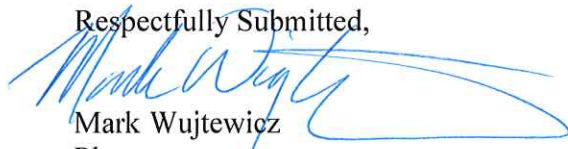
VOTE: 5-0

ITEM #4 ADJOURNMENT

MOTION: Motion made by E. Pellegrini, seconded by J. Merrill, to adjourn the meeting at 4:20 pm.

VOTE: 5-0

Respectfully Submitted,



Mark Wujtewicz
Planner

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AGENDA

Design Review Board Town Hall

RECEIVED FOR RECORD
WATERFORD, CT
2025 MAR -4 A 9:01
ATTEST: *[Signature]*
TOWN CLERK
March 11, 2025
4:00 p.m.

Meeting Documents

https://ct-waterford.civicplus.com/AgendaCenter/Design-Review-Board-7/?#_03112025-2017

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 PLAN REVIEWS

#PL-25-3 – Request of the Town of Waterford, owner and applicant, for a site plan review and approval for a new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road, NBPO zone in accordance with sections 7a.2.3, 22 and 25.4 of the Zoning Regulations and as shown on plans titled “Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut, Site Plan/Design Review/Coastal Site Plan Application” dated revised 2/7/2025.

ACTION REQUIRED BY: 4/16/25

ITEM #3 APPROVAL OF THE January 14, 2025 MEETING MINUTES

ITEM #4 ADJOURNMENT