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ATTEST: *David L. Campos*
TOWN CLERK

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

Design Review Board
Town Hall

March 11, 2025
4:00 PM

Members Present: Chairman -John O'Neill, Robert Nye, Joy Merrill and Michael Elbaum,
Members Absent: Edward Pellegrini
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 4:00 p.m.

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

Brian Phillips, PE from Langan Engineering and Eric Cantor representing Silver Petrucelli & Associates presented the project to the Board. B. Phillips described the existing site conditions and stated that the construction will be phased in order to maintain operation of the existing fire house facility during construction of the new facility.

The redesign of the site will decrease the amount of impervious surface and increase the amount of landscaping than what currently exists on the site thereby improving stormwater impacts.

Eric Cantor from Silver Petrucelli & Associates presented the design of the building to the Board. He stated that the building was designed to reflect the site surroundings and uses. It will have a gable shingled roof and fiber cement board siding. The building is designed to support the fire services and also provide community space for the public. Access to the fire service side of the building will be limited to the fire support services while the public portion of the building will be open and accessible to the general public. The exterior of the two sections of the building will be distinguished by the difference in design and siding type and color. E. Cantor stated that the roof of the building will be designed to support the installation of photovoltaic solar panels in the future. The front doors to the three apparatus bays are bi-fold

style rather than typical overhead doors. He stated that the bi-fold style doors typically have a faster opening time than the overhead door style.

J. Merrill expressed concerns regarding fading of the fiber board color over time especially with the front of the building having a southerly face. E. Cantor stated that if the fiber board color is incorporated into the product then the effect of fading will be minimal over time. However, if the color is painted on, then over a period of time the siding may need to be repainted.

M. Elbaum asked about the parking lot lighting. B. Phillips stated that all exterior lighting, including the parking lot lighting is rated dark skies compliant.

J. O'Neill asked whether the running bond colonial brick will be real brick. E. Cantor confirmed that the brick will be real.

M. Elbaum inquired as to whether there will be any irrigation on the site to maintain the landscaping. B. Phillips stated that there will not be any irrigation installed.

MOTION: Motion made by R. Nye, seconded by M. Elbaum, to submit a positive recommendation to the Planning and Zoning Commission for the new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road 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.

VOTE: 4-0

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

MOTION: Motion made by J. Merrill, seconded by R. Nye, to approve the January 14, 2025 meeting minutes as written.


VOTE: 4-0

ITEM #4 ADJOURNMENT

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

VOTE: 4-0

Respectfully Submitted,


Mark Wujtewicz
Planner