

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

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2023 OCT 27 A 10: 27

Design Review Board  
Remote Access

October 10, 2023  
4:00 PM  
ATTEST *[Signature]*  
TOWN CLERK

Members Present: Chairman -John O'Neill, Joy Merrill, Edward Pellegrini  
Members Absent: Robert Nye  
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**

**122 & 124 Boston Post Road** – Proposed modifications to previously approved design elements granted to Kincora Waterford, LLC

William McCabe and Mark Mancuso of Kincora Waterford, LLC were present for the application.

W. McCabe presented the proposed design element modifications to the building and to the dumpster enclosure as shown on the plans provided to the Board. The proposed change to the building would be the elimination of the aluminum rods architectural feature which were designed to break up the visual mass of the side of the building with the pickup window. He explained that the cost of that particular design element was such that they would like to explore less expensive options. One of which would be to eliminate the rods and install faux windows to achieve the break up of the wall mass.

Another proposed change would be to replace the previously approved material for the dumpster enclosure from the color masonry block to a Trex® board material. The color would remain the same as proposed and the front gate to the enclosure would remain as previously approved. It was the consensus of the Board that the proposed change to the dumpster enclosure was acceptable.

J. O'Neill stated that he would like to see other options regarding the proposed change to the side of the building with the pickup window. He stated that the faux windows do not provide enough of a visual breakup of the mass of the wall. J. Merrill agreed and suggested that incorporating a different color and/or a material change may also work. E. Pellegrini stated that he had no issue with the faux windows. W. McCabe stated that he would pursue other options for the wall change and present those to the Board at a later date.

**ITEM #3 APPROVAL OF THE August 8, 2023 MEETING MINUTES**

**MOTION:** Motion made by E. Pellegrini, seconded by J. Merrill to approve the August 8, 2023 meeting minutes as written

**VOTE:** 3-0

**ITEM #4 ADJOURNMENT**

**MOTION:** Motion made by E. Pellegrini, seconded by J. Merrill, to adjourn the meeting at 4:12 pm.

**VOTE:** 3-0

Respectfully Submitted,

Mark Wujtewicz  
Planner