

**WATERBURY DEVELOPMENT REVIEW BOARD**  
**Unapproved General Minutes—October 18, 2023**

**Attending:** Board members present: Tom Kinley (Vice-Chair), Dave Rogers, Bud Wilson, Alex Tolstoi, Joe Wurtzbacher, Harry Sheppard

Staff: Neal Leitner & Mike Bishop

Public present: Anne Imhoff, Chris Balzano, Nicola Anderson, Greg Dixson, Kaziah Haviland, Jessica Wright, Tom Bauman, Ben Sturtz, Ryan Baker-Dunn, Doug Greason, Marion Howes, Penny Walker, Jan Gendreau, Lee Hunter

Tom Kinley, Vice-Chair, opened the public meeting at 6:30 p.m. and made the following introductory remarks: Applicants should have one spokesperson. Staff will give an overview of the project. The Applicant/Spokesperson will present any new information to the Board. The DRB members will ask questions, followed by staff questions and comments. The hearing will then be opened to the public for comments and questions. Note that the DRB is a seven-member Board, seven members are present; an approval requires at least four votes in the affirmative. If you wish you can continue your hearing to a later date, when more members may be in attendance.

The hearing was continued from the September 6, 2023 & October 4, 2023 Development Review Board meeting.

**#31-23: Continued from May 17, 2023 - Jessica Wright**

Site Plan, Downtown Design Review to construct a 1,500 sq. ft. addition to an existing mixed-use building and install a shed at 22 North Main Street (DWN).

Applicant Jessica Wright re-introduced her project to the board. She outlined the requested changes to the proposed addition. The board had additional questions about the proposed materials, colors and details. The board requested the following information.

- Show location of exterior lights and an example
- Show details of deck such as railing and lattice work.
- Show soffits and cornices.
- Verify roof material.
- Narrow up the corner board.
- Show trim treatments

The existing shed was brought up by members of the audience. Board consensus was that the shed was previously approved.

The application was continued to the November 1<sup>st</sup> DRB meeting.

**#078-23 Kelly/Hunter Owner/Applicant**

Site Plan and Conditional Use Review for a waiver to setback for an addition to an existing single-family house located at 96 Hubbard Farm Road (MDR Zoning District)

Architect Lee Hunter introduced the project to the board. The project is for a single-story addition to an existing single-family house on an existing small lot in the MDR zoning District. The lot size is 0.88 acres, the minimum lot size in the MDR zoning district is 2-acres. The proposed addition will encroach into the side yard setback by 14', and the rear yard setback by 4.5'.

Alex Tolstoi motioned to approve the application, it was seconded by Bud Wilson.

**Motion approved 6-0.**

**#069-23: EFUD/Marsh Apartments Limited Partnership (owner/applicant)**

Conditional Use and Site Plan Review application for a new 26-unit multi-family building at 51 S. Main Street. (DWN/DDR zoning district)

Architect Chris Balzano re-introduced the application to the board. He discussed the architectural renderings and specific design elements. Civil engineer Greg Dixon discussed the stormwater and drainage plans.

The board had a wide range of questions regarding each component of the plans. Discussion ensued between the representatives of the project and the board. Once the board was finished with their questions, the chair of the board opened the item to public comment.

The DRB indicated that this requirement could be a condition of approval. The DRB voted unanimously keep the hearing open and go into deliberative session at 7:45p.m.

The following items were requested from the DRB.

At the previous meeting on October 4<sup>th</sup>, 2023, the DRB requested a list of items for the applicant to address. The list is below:

1. Shift the third-floor wall on the studio unit facing Main Street back 8' from where it currently is proposed. If possible, produce a rendering that would be preferable, however not, then show on the floor plan.

*We have revised the 3rd floor to allow a portion of the east façade to be moved back +/- 13'-8". Swapping the location of the studio & 1br apartments has allowed us to relocate an interior entry door and pull the hallway wall back further from the street, lessening the amount of façade at the current depth. It was determined to be unfeasible to reduce the number of apartments or to change a 1-bedroom apartment to a Studio, but we have*

*made the changes we can to pull as much of the 3rd floor back from the street as possible.*

*See revised renderings on the Cover Sheet and A400.*

*See revised 3rd floor plan on A103.*

*See revised elevations on A200.*

2. Some sort of communication with the other utilities, similar to the GMP letter.

*We have been in contact with Comcast, FirstLight, and Consolidated Communications as well as met on site with FirstLight and Consolidated Communication (10.16.2023) to discuss options for relocation of their boxes. We will be meeting on-site with Comcast on 10.19.2023, however, all utility companies have agreed that they will continue to work with the project team to relocate existing boxes as necessary.*

Memos from Comcast and Consolidated Communications were submitted to the DRB.

3. Show how the roof over the ramp is projected over the driveway  
The original roof did not project over the driveway (only over the sidewalk), however we have reduced the overhang of the porch roof in order to pull the roof edge further from the edge of the driveway.

*Original roof edge was 10" from driveway.*

*New roof edge is 1'-10" from driveway.*

*See revised porch roof on A103.*

4. A written response from the Town DPW director.  
Bill Woodruff, DPW Director, wrote a brief letter stating:

*"I have reviewed the material provided to me by Greg Dixson of Krebs and Lansing involving the potential building at 51 South Main Street in Waterbury and find this acceptable with Public Works. I do believe that by utilizing the existing utility stubs on the property it will lessen the impact on Main Street. The newly designed Main Street storm water system should be able to accommodate the additional flows from the site. The alterations to the curbing and sidewalk must meet our requirements when restored and the relocation of the historic street light should be achievable with a little work. I continue to believe the work relocating the First Light and other communications pedestals will be the most trying portion of the project that falls within the ROW."*

The board discussed the changes made to the design and the utility responses with the applicants. The board asked why shifting the third-floor wall on the studio unit facing Main Street back 8' from where it currently is proposed was not possible. The applicants stated that they have revised the 3rd floor to allow a portion of the east façade to be moved back +/-13'-8". Swapping the location of the studio & 1br apartments has allowed us to relocate an interior entry door and pull the hallway wall back further from the street, lessening the amount of façade at the current depth. It was determined to be unfeasible to reduce the number of apartments or to change a 1-bedroom apartment to a Studio, but we have made the changes we can to pull as much of the 3rd floor back from the street as possible.

The board thanked the applicants for the work they put into the plans and project.

A motion to approve the project with conditions was made by Joe Wurtzbacher, it was seconded by Bud Wilson.

**Vote 3-3. Motion failed.**

**1) Other Business**

- Approval of prior decisions.

MOTION:

Alex Tolstoi moved and Dave Rogers seconded the motion to approve the decision for permits #72-23.

VOTE: The motion was approved 7-0

MOTION:

George Lester motioned to approve the minutes from September 20<sup>th</sup>, 2023, it was seconded.

VOTE: The motion was approved 7-0

**Adjournment:** There being no other business, the meeting was adjourned at 9:27 p.m.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Tom Kinley, (Vice-Chair)