



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

**Executive Board**  
*Emily Grochowski, Chairman*  
*Edward Armstrong, Vice Chairman*  
*Donna Leake*  
*Kathryn Toolan*  
*Andre Laferriere*

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**Alternate Members**  
*Tina Rupp*  
*Kate Caldarella*

**REGULAR MEETING AGENDA  
HYBRID MEETING**  
**Monday, December 12, 2022 at 7:00 p.m.**  
Town Hall, 2<sup>nd</sup> floor conference room  
302 Main Street, Old Saybrook

**Public Zoom Link: <https://zoom.us/j/91779748029?pwd=SVREVzNEZ1EyVFllqYllza0VlSmhodz09>**  
**Dial In: 929-436-2866**

**Meeting ID: 917 7974 8029    Passcode: 302302**  
**One Tap Mobile: <tel://9294362866,,91779748029#>**

**I. REGULAR BUSINESS**

- A. Roll Call
- B. Minutes

**II. CONTINUED REFERRAL**

- A. **“821 BPR” Application for Site Plan Review for Affordable Housing (CGS 8-30g)**  
Development to construct a two story (3,014 s.f.) apartment building (6 units total/2 affordable) and convert existing 7,776 s.f. retail/office building to apartments ( 9 units/3 affordable)  
821 Boston Post Road, Map 36, Lot 4, Shopping Center Business B-2 District, Pedestrian Node, Coastal Management Zone, FEMA AE 10 Zone  
Applicant: R.P. Properties, LLC Agent: Edward M. Cassella, Esq.  
*ACTION: Review signs & design and report to Zoning Commission for their 12/19/2022 public hearing.*

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, December 28, 2022 at 7:00 P.M.**  
Town Hall, 2<sup>nd</sup> Floor Conference Room  
302 Main Street, Old Saybrook  
  
Check our website for dial in information and additional meeting documents.  
[Architectural Review Board web page](#)

**III. REFERRALS**

- A. **“SPR Oasis, LLC” Application for Special Exception Use** to construct a 20,487 s.f retail grocery store and two indoor fast food Restaurants with drive through windows.(2,200 s.f. & 2,200 s.f.)  
52 Spencer Plain Road (Map 25/Lot 27), Gateway Business B-4 District  
*Applicant: SPR Oasis, LLC Owner: Ortho Saybrook LLC Agent: Attorney Edward Cassella*  
*ACTION: Review design and report to Zoning Commission for their 1/18/2023 public hearing.*
- B. **“Max’sPlace” Application for Special Exception Use and Coastal Site Plan Review** to construct 3,316 s.f. building containing a 2,088 s.f. convenience store and 1288 s.f. indoor fast food restaurant with accessory drive-through window.  
12 & 22 Spencer Plain Road, Assessor’s Maps 25 & 26, Lots 31 & 6, Business B-4 District, CAM Zone, Pedestrian Node  
*Petitioner: Big Y Food, Inc. & Max’s Place, LLC Agent: Attorney David Royston*  
*ACTION: Review design and report to Zoning Commission for 1/4/2023 PH*

**IV. ADJOURNMENT**