



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216  
[www.oldsaybrookct.org](http://www.oldsaybrookct.org)

**Executive Board**  
*Emily Grochowski, Chairman*  
*Edward Armstrong, Vice Chairman*  
*Kate Caldarella, Secretary*  
*Donna Leake*  
*Kathryn Toolan*

**Alternate Members**  
*Tina Rupp*  
*Andre Laferriere*

**REGULAR MEETING AGENDA**  
**HYBRID MEETING**

**Monday, June 13, 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=SVREVzNEZlEyVFllqYllza0ViSmhodz09>

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. NEW BUSINESS**

- A. **“Master Tile” Application for Certificate of Zoning Compliance for Signs and Design Review**  
1522 Boston Post Road, Map 26/Lot 28, Gateway Business B-4 District  
*Applicant: MVJJ, LLC      Agent: Robert L. Doane, Jr., P.E., L.S.*  
*ACTION : Review and report to Zoning Commission for 6/20/2022 public hearing*
- B. **“Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)**  
Development to construct a three story (20,539 s.f.) apartment building (15 units total/5 affordable)  
101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node  
*Applicant: Hanford Commons, LLC Owner: 101 Lynde Street, LLC      Agent: Marjorie Shansky, Esq.*  
*ACTION : Review and report to Zoning Commission for 7/18/2022 public hearing*
- C. **“Hanford Commons” Application to modify approved Site Plan for Affordable Housing (CGS 8-30g)**  
Development for 8 Residential Units (9,313 s.f.).  
99 Lynde Street, Map 36/Lot 87, Residence A District, Pedestrian Node  
*Applicant: Hanford Commons, LLC      Owner: 99 Lynde Street, LLC      Agent: Marjorie Shansky, Esq.*  
*ACTION : Review and report to Zoning Commission for 7/18/2022 public hearing*
- D. **“Hanford Commons” Application to modify approved Site Plan for Affordable Housing (CGS 8-30g)**  
Development to construct a three story, 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.  
109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node  
*Applicant: Hanford Commons, LLC      Owner: 109 Lynde Street, LLC      Agent: Marjorie Shansky, Esq.*  
*ACTION : Review and report to Zoning Commission for 7/18/2022 public hearing*

### III. WORKSHOP

Discuss possible amendments to the sign regulations and ways to improve the design review process.

### IV. ADJOURNMENT

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, June 27, 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](#)