



TOWN OF OLD SAY BROOK
Architectural Review Board

Executive Board
Susan Missel, Chair
Emily Grochowski, Vice Chair
Kate Caldarella, Secretary

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Donna Perrotti Leake
Edward Armstrong
Alternate Members
Theodore Pendleton
Barbara D'Agostino

MINUTES
Regular Meeting

January 28, 2019 at 7:00 P.M.

2nd Floor Conference Room - 302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

Attendant Members

Susan Missel
Kate Caldarella
Donna Perrotti Leake
Emily Grochowski
Edward Armstrong, seated for E Grochowski

Absent Members

Theodore Pendleton
Barbara D'Agostino

Attending Staff

Stella C. Beaudoin, Recording Clerk
Susie Beckman, Economic Development Director

S Missel called the meeting to order at 7:00 p.m.

S Missel stated that she reserves the right to change the order of the Agenda.

S Missel amended the Agenda to add discussion on Oyster River Shops.

II. OLD BUSINESS

- A. “McDonald’s Restaurant”** Application for Modification to Special Exception for façade renovation, site improvements and signs.
1061 Boston Post Road, Map 28/Lot 15, Restricted Business B-3 District, Pedestrian Node, Coastal Area Management Zone.
Applicant/Owner: McDonald’s Corporation 6/46 Agent: Jeff Fitzgerald, PE
Action: Report to the Zoning Commission by opening of public hearing on November 19th

Jeff Fitzgerald, P.E., Bohler Engineering presented at this evening’s meeting.

The ARB had previously encouraged the reduction in the size of the sign however it was uncertain how much of a reduction was proposed since the size of the existing signs was not provided. ARB did not have sufficient information to determine if the sign is proportionate or has been reduced in size.

The ARB previously recommended additional landscaping along Ingham Hill Road and the northern property line to provide additional shielding of headlight glare to the residence to the north. A landscape plan was not provided as requested.

There is a section of blank wall of 36 feet on the eastern wall facing Ingham Hill Road that has no interruption. The ARB recommended that the applicant add some treatment to break up the area of blank wall.

J Fitzgerald stated that the changes as suggested by the ARB have been made to include the replacement of tiles with stone on the wall facing Ingham Hill Road and the parapet wall will be done with crown element on top as recommended in design guidelines. The McDonalds “M” will be reduced in size. Revised elevations have been included on the new plan and the façade colors will remain at Benjamin Moore Chelsea Grey and Iron Mountain. The same architectural shingles and a stone veneer will be utilized and the building footprint will remain the same. Landscape screening has been proposed along the drive through on Ingham Hill Road on the northern property line which will include a few 5’-6’ Arborvitae Evergreens. An arborist has been retained to advise on preservation of an historic tree in the area where sidewalks will be installed. The Zoning Commission has approved all of the above stated amendments.

Members were in agreement with the proposed changes and enhancements.

MOTION to recommend approval for **“McDonald’s Restaurant”** Application for Modification to Special Exception for façade renovation, site improvements and signs. 1060 Boston Post Road, Map 28/Lot 15 as presented; **MADE:** E Armstrong; **SECONDED:** K Caldarella; **VOTING IN FAVOR:** E Armstrong, S Missel, K Caldarella, D Leake; **ABSTAINING:** E Grochowski. **OPPOSED:** None. **APPROVED:** 4-1-0.

Discussion:

III. NEW BUSINESS

- A. **“Sound Manufacturing”** Application for Certificate of Zoning Compliance for Signs. 1 Williams Lane, Map 39/Lot 11, Industrial District
Applicant / Agent: Tyler Scott Owner: Kelli Marie Vallieres

Tyler Scott who presented on behalf of this application stated that this is a proposal to install a free-standing 8’ h x 10’ w road sign on the property with 1’ h panels manufactured from sheet metal-aluminum, powder coated black and green.

A brief discussion on reducing the number of panels on the sign, a suggestion in change of color background to be black with white lettering, and a reduction of the width of the sign.

MOTION to recommend approval for “**Sound Manufacturing**” Application for Certificate of Zoning Compliance for Signs, 1 Williams Lane, Map 39 / Lot 11, Industrial District, with the following recommendations: 1) the width will be reduced to 8’; 2) the sign will be one panel, 3’ h and 8’ w; 3) the sign will be black with white lettering; 4) the arrow and the street information will be at the top of the sign; 5) the business will be featured below the street name (1 Williams Lane) and will be slightly smaller in font; **MADE:** E Grochowski; **SECONDED:** E Armstrong; **VOTING IN FAVOR:** E Armstrong, S Missel, K Caldarella, D Leake, E Grochowski; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

1. MINUTES

B. Minutes – January 14, 2019 Regular Meeting.

MOTION to approve the January 14, 2019 meeting minutes with the following amendment: 1) Page 2 under discussion of the Motion to read “the Board has no objection to the directional sign and *believes* that it is exempt”; **MADE** by S Missel; **SECONDED:** E Armstrong; **VOTING IN FAVOR:** E Armstrong, S Missel, K Caldarella D Leake, E Grochowski; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

C. Committee, Representative & Staff Reports

- Announcement of the Natural Hazard Mitigation Plan Public Meeting on February 6, 2019, 6:30-8:00 p.m.
- Announcement of Gathering of Land Use Agencies meeting on January 31, 2019 at 6:00 p.m. Vicky Duffy Pavilion at Saybrook Point, which S Missel and E Armstrong will attend.
- March 23, 2019 CT Bar Association Land Use program at Wesleyan University, Middletown, CT
- **Oyster River Shops**

Agway and Dunkin Donuts are requesting to change the Agway wall sign and freestanding sign to internal illumination. The signs will meet the Zoning Regulations and will be placed on a timer to shut off no later than one hour after close of business. Zoning Commission members reviewed the signs that were submitted to ARB and a detail for the Agway wall sign. The illumination for the free-standing illuminated sign will resemble the O’ Charley’s sign.

Lights will be LED and there are no other changes to the design as submitted. Signs will meet the Zoning Regulations and will be set on a timer to shut no later than one hour after the close of business. No changes are proposed to the buildings or site plan. The Dunkin Donuts wall signs are already approved with internal illumination.

The Commission reviewed the attachments and understands what is being proposed. It was determined that when the ARB approved this project it was based on a sign that was presented at the time of the meeting. The new proposed sign which is internally lit and is a different design. The ARB previously made a recommendation to approve a sign as was

presented as part of a special exception application package at the September 24, 2018 ARB meeting. Members do not wish to see another application.

III. ADJOURNMENT

MOTION to adjourn the meeting at 8:50 p.m. to the regularly scheduled meeting on Wednesday, February 11, 2019 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by S Missel; **SECONDED:** E Armstrong; **VOTING IN FAVOR:** E Armstrong, S Missel, K Caldarella, D Leake, E Grochowski; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Clerk