



TOWN OF OLD SAY BROOK
Architectural Review Board

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

Executive Board

*Susan Missel, Chair
Vacancy, Secretary*

*Emily Grochowski
Donna Perrotti Leake
Kate Caldarella*

Alternate Members

*Theodore Pendleton
Edward Armstrong
Vacant*

MINUTES

Regular Meeting

October 22, 2018 at 7:00 P.M.

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

I. REGULAR BUSINESS

A. Roll Call

Attendant Members

Susan Missel
Emily Grochowski
Kate Caldarella
Edward Armstrong, seated for T Pendleton

Absent Members

Theodore Pendleton
Donna Perrotti Leake

Attending Staff

Stella C. Beaudoin, Recording Clerk
Christina Costa, Zoning Enforcement Officer

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.

MOTION to seat E Armstrong; **MADE:** S Missel; **SECONDED:** E Grochowski; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

II. OLD BUSINESS

- A. “Zeferina’s Hair Studio”** Application for Certificate of Zoning Compliance for Signs
1330 Boston Post Road, Map 27/Lot 89, Restricted Business B-3 District
Applicant/Agent: Darlene Cote

Darlene Cote who presented on behalf of this proposal stated that she will install a 13” height x 55” width street sign which will be situated directly under the “Tova” signage. D Cote stated that the building sign will be 5.94 s.f. which is a reduction from the previous business sign.

S Missel advised the applicant to appear before the ARB with a lighting proposal at a future date.

E Armstrong suggested that the applicant were to install gooseneck lighting, it would not be necessary for her to return before the Board.

MOTION to approve the **“Zeferina’s Hair Studio”** Application for Certificate of Zoning Compliance for Signs, 1330 Boston Post Road, Map 27, Lot 89, Restricted Business B-3 District with the Blue and green lettering on white background both wall and street sign and with the following recommendation; 1) The applicant will present any proposed lighting plans to the ARB; **MADE:** S Missel; **SECONDED:** E Armstrong **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None.
APPROVED: 4-0-0.

III. NEW 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 Bord, P.E.
Action: Report to the Zoning Commission by opening of public hearing on November 19th

Jeff Fitzgerald, P.E., Bohler Engineering who presented stated that he appeared before the Board several months ago, and utilizing the suggestions made at that meeting, he has incorporated those recommendations into this proposal.

J Fitzgerald stated that the body of the building will be painted with Benjamin Moore, Chelsea Grey and he reported that he is making ADA improvements to the site, changes to the drive-thru to include the installation of digital sign boards. Insofar as the building changes, the bay windows will be replaced with straight glass. The rest rooms will be improved to offer ease of accessibility and there will be improvements to the general dining room. There is no work proposed in the areas behind the counter and the kitchen will remain the same.

The sidewalk on the Boston Post Road frontage will be replaced with brick as per the Pedestrian Node criteria. The LED flat shielded site lighting will remain the same. There is currently down lighting in the eaves which will remain intact. C Costa recommended that the applicant change the existing 20 s.f. directional signage to make it compliant with the regulations. The Board requested the removal of the words “Drive Thru” that is situated above the proposed clearance bar.

J Fitzgerald stated that the digital main menu board is 5 feet wide by 4 feet tall which is smaller than the existing sign. The proposed drive-thru sign will be comprised of a “Clearance 9’ ” bar with a canopy. There are four, 2-foot tall, internally lit directional signs proposed which will be painted in a grey/brown color.

S Missel requested that J Fitzgerald return with a shingle sample and a roofing material color sample and the corrugated metal panel sample color as shown on the façade, architectural details

related to the lighting, the existing elevations and before and after pictures of architectural elevations, the proposed and existing dimensions of the height, a landscaping proposal along Ingham Hill Road, and photos of menu boards from various other locations. She recommended consideration of the possible elimination of the words “drive thru” over the clearance bar and noted that the Board prefers to have the canopy extension the same color as the base of the canopy, as the yellow may be considered by the Zoning Commission as a trade mark color.

J Fitzgerald stated that there is not a good deal of landscape area on premises and as such there is no landscaping proposed.

MOTION to table the November 14, 2018 the **“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.so applicant can return with the following items; 1) A shingle sample; 2) Roofing material color sample; 3) Corrugated metal panel sample color as shown on the façade; 4) Architectural details as related to the lighting; 5) Existing elevations and before and after pictures of architectural elevations; 6) Proposed and existing dimensions of the height; 7) Landscaping proposal along Ingham Hill Road; 8) Photos of menu boards from various other locations; 9) Consideration of the possible elimination of the words “drive thru” over the clearance bar; **MADE:** S Missel; **SECONDED:** K Caldarella; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

B. Minutes

MOTION to approve the October 10, 2018 meeting minutes with the following amendments: 1) Motion to approve the September 24, 2018 Minutes was seconded by E Grochowski; **MADE** by E Grochowski; **SECONDED:** S Missel; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

C. Committee, Representative & Staff Reports

There were no reports.

III. ADJOURNMENT

MOTION to adjourn the meeting at 8:50 p.m. to the regularly scheduled meeting on Wednesday, November 14, 2018 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by S Missel; **SECONDED:** E Grochowski; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Clerk