



TOWN OF OLD SAY BROOK  
**Architectural Review Board**

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**Executive Board**

*Susan Missel, Chair  
Vacancy, Vice Chair  
Vacancy, Secretary*

*Emily Grochowski  
Donna Perrotti Leake  
Kate Caldarella*

**Alternate Members**

*Theodore Pendleton  
Edward Armstrong*

**MINUTES  
Regular Meeting**

**November 26, 2018 at 7:00 P.M.**

2<sup>nd</sup> Floor Conference Room - 302 Main Street, Old Saybrook

**I. REGULAR BUSINESS**

**A. Roll Call**

**Attendant Members**

Susan Missel  
Kate Caldarella  
Donna Perrotti Leake  
Edward Armstrong, seated for E Grochowski  
E Grochowski joined the meeting at 7:05 p.m.

**Absent Members**

Theodore Pendleton

**Attending Staff**

Stella C. Beaudoin, Recording Clerk

S Missel called the meeting to order at 7:02 p.m.

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

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

**II. OLD BUSINESS**

- A. “Old Saybrook Hyundai”** Application for Certificate of Zoning Compliance for Signs and Design Review for façade renovation & signs.  
235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District  
*Applicant/Agent: Nichole Loy, AGI    Owner: Jon Lorensen*

Sam Elmazi who presented on behalf of Old Saybrook Hyundai distributed color samples relevant to the building and the sign. The Hyundai Bronze will be utilized on the building panel

in the center and to the right. The Pueblo Tan color will be utilized on the two panels, and the existing masonry will be painted Sherwin Williams, “Antler Velvet”. The logo will be internally lit.

**MOTION** to approve the **“Old Saybrook Hyundai”** Application for Certificate of Zoning Compliance for Signs and Design Review for Façade Renovation and signs, 235 Middlesex Tpke., Map 52, Lot 63-4, Gateway Business B-4 District as presented with the color samples; **MADE:** E Grochowski; **SECONDED:** K Caldarella; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, D Leake; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

- B. “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 was not available to present at this evening’s meeting.

S Missel stated that the Board has the option to approve this application, to deny it, or to approve with conditions.

E Armstrong noted that the paint is chipping and on the north side of the existing McDonald’s building, some of the painted brick has come off, and some of the wood trim is beginning to deteriorate.

Susan Missel distributed photos of the McDonalds in West Point, NY which appears to be a similar façade to what the applicant is proposing.

Members agreed that they are in favor of the color scheme however opposed to the materials proposed for the building exterior.

S Missel suggested an enclosure surrounding the one dumpster in the rear of the building.

It was noted that as related to the 36 foot section of blank wall facing Ingham Hill Road, that the existing bays which front the Boston Post Road are proposed to be eliminated and the Board agreed that they would prefer that the bays remain.

It was noted that there has been no landscaping plan presented in association with this proposal, and a concern was expressed as related to the existing historic Elm tree insofar as its proximity to the sidewalk which will be expanded in width from 4 to 5 feet. The Board suggested that a licensed arborist review the location of the existing tree in relationship to the proposed construction and to discuss protection for the tree before the construction begins. E Armstrong stated that he felt that the tree is at risk.

S Missel stated that the ARB does not have enough information and that there are unanswered questions on this project.

The Board noted that the agent on behalf of this application was not present this evening. Based on previous discussions, it is unclear if the applicant is moving forward with only the painting and re-roofing of the building, or if the applicant intends to move forward with the entire façade renovation, and as such there is not enough information to make a recommendation. The ARB requests that the Zoning Commission keep open their Public Hearing until such time that the applicant can present their façade, or assure the Board that there will be no façade changes other than the previously discussed painting and roofing. The Board requests that the Zoning Commission alert the ARB if they are unable to keep open the Public Hearing and the ARB will consider conducting a special meeting in order to further review this proposal and meet time constraints. It was noted that the Zoning Commission does not require this modification to meet the current regulation re articulation of the façade, however concerns were expressed that the proposal reduces the articulation in the existing façade.

**MOTION** to continue to the 12/10/18 ARB meeting, 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 pending submission of; 1) The landscape plan; 2) The proposal for the reserve drive-thru parking signs and a proposal showing the drive-thru bar sign; 3) Submission of the revised façade design, including, materials, pediment cap design and articulation; **MADE:** E Grochowski; **SECONDED:** D Leake; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; D Leake **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

### III. NEW BUSINESS

#### B. Minutes - October 22, 2018 and November 19, 2018 Special Meeting.

**MOTION** to approve the October 22, 2018 meeting minutes with the following amendments: 1) E Armstrong was seated for *D Perrotti Leake*; **MADE** by S Missel; **SECONDED:** E Grochowski; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, D Leake; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

**MOTION** to approve the November 19, 2018 meeting minutes with the following amendments: 1) E Armstrong was seated for *D Perrotti Leake*; **MADE** by S Missel; **SECONDED:** E Grochowski; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, D Leake; **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 8:18 p.m. to the regularly scheduled meeting on Wednesday, December 10, 2018 at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by S Missel; **SECONDED:** E Armstrong; **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