



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

302 Main Street • Old Saybrook, Connecticut 06475-1741  
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[www.oldsaybrookct.org](http://www.oldsaybrookct.org)

**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**

**February 12, 2019 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**

Ed Armstrong  
Kate Caldarella  
Donna Perrotti Leake  
Barbara D'Agostino, seated for S Missel

**Absent Members**

Susan Missel  
Theodore Pendleton  
Emily Grochowski

E Armstrong, Acting Chair called the meeting to order at 7:00 p.m.

E Armstrong stated that he reserves the right to change the order of the Agenda.

**II. OLD BUSINESS**

There was no old business.

**III. NEW BUSINESS**

**A. “Rainbow Massage”** Application for Certificate of Zoning Compliance for Signs.

1381 Boston Post Road, Map 26/Lot 12, Gateway Business B-4 District

*Applicant: Catherine Zhang / Owner: K.K. Pursnani*

This is a proposal to install two, 15” (h) x 60” (w) single-sided, vinyl cut signs. The existing backer panel will be reused for the directory sign at the road, one on each side; and to install one, 36” (h) x 144” (w) single-sided, cut vinyl sign. The existing backer panel will be reused for the roof sign to include translucent vinyl graphics.

Catherine Zhang and Mike Greenspun presented on behalf of this proposal. Members discussed the present sign and proposed colors to be used with the new facade

**MOTION** to recommend approval for **“Rainbow Massage”** Application for Certificate of Zoning Compliance for Signs, 1381 Boston Post Road, Map 26/Lot 12, Gateway Business B-4 District; for wall and street sign with the following recommendations: 1) The wall sign will be white background with blue letters; 2) “Rainbow & Massage” will be the same size and the same font style; 3) The street sign will be white background and blue letters; 4) A softer font will be utilized on both signs; **MADE:** E Armstrong; **SECONDED:** B D’Agostino; **VOTING IN FAVOR:** E Armstrong, D Leake, K Caldarella, B D’Agostino; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

B. **“Charles Schwab”** Application for Certificate of Zoning Compliance for Signs.  
75 Main Street, Map 37/Lot 36, Central Business B-1 District  
*Applicant/Agent: Robert Kuszpa*                      *Owner: 75 Main, LLC*

This is a proposal to install a 2’-9.5” x 20’-5.75” sign with front-lit channel letters, mounted to a banker panel and raceway on the north elevation; and to install a 1’-8.4” x 11’-11.25” sign with front lit channel letters mounted to a banker panel and raceway on the west elevation.

Robert Ruszpa presented on behalf of this proposal for approval of two wall signs.

At the August 27, 2018 ARB meeting David Royston presented on behalf of **“North Cove Shops”** Application for Special Exception Permit to add new 2040 s.f. office building and signs, **75 Main Street**, seeking a recommendation from the ARB on the building facades, the elevations and the signage. The up-lighting was proposed to be identical to that used on the North Cove building and the **Charles Schwab** business sign was proposed to be linear white face lit channel letters. The small sign will also be done in small, white channel lettering. R Ruszpa provided a sample of the channel letters this evening.

R Ruszpa stated that there will be a raceway or backboard behind the channel letters and the Board requested that this be done in the color green to match the “Denali” building. The north elevation channel letters will be reduced by one inch. The sign proposed on the west elevation must be reduced to meet the zoning regulations for a second wall sign.

**MOTION** to recommend approval for **“Charles Schwab”** Application for Certificate of Zoning Compliance for Signs, 75 Main Street, Map 37/Lot 36, Central Business B-1 District; with the following recommendations: 1) The sign situated at the north elevation will have a forest green backboard to match the Denali building with illuminated white channel letters which will be reduced by one inch; 2) The sign situated at the west elevation will have green backboard with white channel letters and the size is to be reduced by at least 2” to meet the zoning regulations. 3) The illuminated signs must be on a timer set to go off after one hour of closing; **MADE:** B D’Agostino; **SECONDED:** E Armstrong; **VOTING IN FAVOR:** E Armstrong, D Leake, K Caldarella, B D’Agostino; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

C. **“Johnson Brunetti”** Application for Certificate of Zoning Compliance for Signs

238 Main Street, Map 37/Lot 133, Central Business B-1 District

*Applicant/ Agent: Brianna Smalley*

*Owner: Main Street Realty, LLC*

This is a proposal to install an exterior white aluminum pan with non-illuminated dimensional graphics angle mounted to the building façade.

Doug Miller presented on behalf of this proposal.

**MOTION** to recommend approval for **“Johnson Brunetti”** Application for Certificate of Zoning Compliance for Signs, 75 Main Street, Map 37/Lot 133, Gateway Business B-1 District; as presented; **MADE:** E Armstrong; **SECONDED:** D Leake; **VOTING IN FAVOR:** E Armstrong, D Leake, K Caldarella, B D’Agostino; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

I. **REGULAR BUSINESS**

B. **Minutes** – January 28, 2019 Regular Meeting.

**MOTION** to approve the January 28, 2019 meeting minutes as presented; **MADE** by D Leake; **SECONDED:** E Armstrong; **VOTING IN FAVOR:** E Armstrong, D Leake, K Caldarella, B D’Agostino; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

C. **Committee, Representative & Staff Reports**

There were no Committee, Representative or Staff Reports.

III. **ADJOURNMENT**

**MOTION** to adjourn the meeting at 8:03 p.m. to the regularly scheduled meeting on Wednesday, February 25, 2019 at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by K Caldarella; **SECONDED:** D Leake; **VOTING IN FAVOR:** E Armstrong, D Leake, K Caldarella, B D’Agostino; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully submitted,

Stella C. Beaudoin  
Recording Clerk