



TOWN OF OLD SAY BROOK
Architectural Review Board

Executive Board

*Susan Missel, Chair
E Grochowski, Vice Chair
K Caldarella, Secretary*

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Donna Perrotti Leake

Alternate Members

*Theodore Pendleton
Barbara D'Agostino*

MINUTES

Regular Meeting

March 11, 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
Ed Armstrong
Kate Caldarella

Absent Members

Donna Perotti Leake
Emily Grochowski
Theodore Pendleton
Emily Grochowski
Barbara D'Agostino

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

S Missel 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. "Verizon Wireless" Application for Certificate of Zoning Compliance for Signs.

665 Boston Post Road, Map 36/Lot 103, Shopping Center Business B-2 District

*Applicant/Agent: Frohling Sign Company
LLC*

Owner:: Old Saybrook Associates,

This is a proposal to install two, internally lit, 3'0" x 12'0" Wall signs to be situated in the front and in the rear of the store.

Brian O'Connor, Frohling Company presented on behalf of this application.

MOTION to recommend approval for **“Verizon Wireless”** Application for Certificate of Zoning Compliance for Signs, 665 Boston Post Road, Map 36/Lot 103, Shopping Center Business B-2 District; **MADE:** S Missel; **SECONDED:** E Armstrong; **VOTING IN FAVOR:** E Armstrong, S Missel, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

B. “Kevin Edward Gentleman’s Barber Shop” Certificate of Zoning Compliance for Signs

787 Boston Post Road (Map 36/Lot 70), *Shopping Center Business B-2 District*

Applicant: Childress & Duncan, LLC, Owner Agent: Kevin E. Shea

This is an application to replace two internally lit signs; one 32 s.f building sign situated on the existing face, and the 3 s.f. marquee sign.

Kevin Shea, owner presented on behalf of this proposal.

A recommendation was made by the zoning enforcement officer, to reduce the window lettering and barbershop pole by 50%.

MOTION to recommend approval for **“Kevin Edward Gentleman’s Barber Shop”** Application for Certificate of Zoning Compliance for Signs, 787 Boston Post Road, Map 36/Lot 70, Shopping Center Business B-2 District with the following recommendation; 1) the window lettering will be reduced in size by 50%; 2) The barbershop pole will be reduced by 50%; **MADE:** S Missel; **SECONDED:** E Armstrong; **VOTING IN FAVOR:** E Armstrong, S Missel; K Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

III. PRELIMINARY DISCUSSION

A. Mixed-Use Proposal in Town Center Pedestrian Node—13,211 s.f (0.79 ac.)

Special Exception for Retail/Office Uses and Site Plan for Affordable Housing Development

3,357 s.f. Restaurant Use with 3,224 s.f for 3 Residential Units Above (6,581 s.f. total)

2,680 s.f. Retail & Office Uses with 5,323 s.f. for 3 Residential Units Above (6,630 s.f. total)

76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1), *Shopping Center Business B-2 District* Applicant: 76 Elm, LLC, 98 Lynde St & 96 Lynde, LLC, owners Agent: Marjorie Shansky, Esq.

Michael Picard who presented on behalf of this proposal put forward a preliminary presentation of the site and building plans.

S Missel requested that Mr. Picard bring in all of the materials and colors proposed for each building when he next appears before the ARB with the formal presentation.

- B. **Residential Apartments Proposal in Town Center Pedestrian Node**— 9,313 s.f.
(0.46 ac.)
Site Plan for Affordable Housing Development
9,313 s.f for 8 Residential Units
99 Lynde St., (Map 36/Lot 87), *Residence A District*
Applicant: 99 Lynde, LLC, owner Agent: Marjorie Shansky, Esq.

Michael Picard presented on behalf of this proposal who put forward a preliminary presentation of the site and building plans.

S Missel requested that Mr. Picard bring in all of the materials and colors proposed for each building when he next appears before the ARB with the formal presentation.

I. **REGULAR BUSINESS**

B. **Minutes** – February 12, 2019 Regular Meeting.

MOTION to approve the February 12, 2019 meeting minutes as presented; **MADE** by K Caldarella; **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 8:08 p.m. to the regularly scheduled meeting on Wednesday, March 25, 2019 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by K Caldarella; **SECONDED**: D Leake; **VOTING IN FAVOR**: E Armstrong, S Missel, K Caldarella; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 4-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Clerk