



**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*  
*Vacancy*

**MINUTES**  
**Regular Meeting**

**May 13, 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**

Susan Missel  
Ed Armstrong  
Kate Caldarella

**Absent Members**

Theodore Pendleton  
Donna Perrotti Leake  
Emily Grochowski

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

S Missel stated that she reserves the right to amend the agenda. S Missel moved Item B, Minutes to the end of the agenda and added Item C, Committee, Representative & Staff Reports under New Business, to the top of the Agenda.

**III. NEW BUSINESS**

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

**• Discussion on Standard for Sidewalks on the south side of Route 1.**

There was a memo from First Selectman Fortuna with regard to sidewalk standards. C Fortuna requested consideration to change regulations in the pedestrian node on Route 1 to require Portland Concrete sidewalks instead of the more aesthetically pleasing requirement of stenciled soldier course sidewalks. Larry Bonin, Public Works Director who presented stated that over 50% of the sidewalks have been completed.

L Bonin noted that the sidewalks on Main Street have been in place for the past 24 years and currently there are new techniques for sidewalk installation that will prevent it from

wearing. L Bonin stated that the aesthetically pleasing brick borders are attractive and easy to maintain.

L Bonin stated that the Portland Concrete sidewalks will be about \$5.50 s.f. and the stenciled soldier course sidewalks will be \$6.50-7.50 s.f.

Susan Missel tabled further discussion related to the sidewalks to the end of the meeting.

## II. OLD BUSINESS

### A. “Mattress Firm Plus” Certificate of Zoning Compliance for Signs

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

Applicant: Mubashar Ahmad

Owner: Matthew Rubin

Andrew Vercillo from Computer Signs representing the applicant stated that this is a proposal for a new internally illuminated, channel letter sign, face lit, white faces (Mattress) and red faces (Plus) with matte black returns and edge cap (white edge cap – Plus) mounted to .125’ black aluminum halo back with raceways mounted behind (to be hidden). The proposed sign dimensions are 2.5’ x 22’.

A Vercillo stated that the Plus (+) sign has been eliminated from the proposal which reduces the size sign to 8 s.f. under what the size of former business sign.

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

## III. NEW BUSINESS

### A. “The Dead Whale Tattoo” Certificate of Zoning Compliance for Signs

25 Stage Road (Map 40/Lot 12), Gateway Business B-4 District

Applicant: James Talmadge

Owner: Wilford Samson

James Talmadge who presented on behalf of this proposal stated that he would like to install a 41 5/8” x 16” free-standing white plastic sign with red and blue lettering to be installed on existing posts in place of the previous business sign. The height of the existing posts are 102”. The proposed sign is being professionally made by Lighthouse Signs.

**MOTION** to recommend approval for “The Dead Whale Tattoo” Application for Certificate of Zoning Compliance for Signs, 25 Stage Road, Map 40/Lot 12, Gateway Business B-4 District **MADE:** E Armstrong; **SECONDED:** S Missel; **VOTING IN**

**FAVOR:** S Missel, E Armstrong, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None.  
**APPROVED:** 3-0-0.

**B. “Pursuit of Pastry”** Certificate of Zoning Compliance for Signs

101 Boston Post Road (Map 36/Lot 101), Shopping Center Business B-2 District

Applicant: Jill Peterson

Owner: John Cacase & Joan Van Epps

Jill Peterson who presented on behalf this proposal stated that she would like to install an awning fabricated from Sunbrella canvas on a metal frame over the existing roof and she will encase the posts to create a decorative appearance. The 3’ x 30’ framed Pursuit of Pastry sign which will replace the existing sign font will remain the same.

Members expressed concern related to creating precedence by the allowance of the installation of an awning and noted that approval of the same would fall under a façade change which is not within the purview of the ARB. It was noted that the installation of an awning was not made a part of the application.

J Peterson stated that she will install a window box which will extend over the length of the building face for her business.

Members admired the awning color and design however recommended that J Peterson speak with the building owner and the occupants to seek their consideration in installing any modification or complimentary design of the proposed awning for their respective businesses. The concern stated by the Board was that subsequent to installation of the proposed awning, it may be appropriate to discuss complimentary awning designs with the adjoining businesses.

**MOTION** to recommend approval for **“Pursuit of Pastry”** Application for Certificate of Zoning Compliance for Signs, 101 Boston Post Road, Map 36/Lot 101, Shopping Center Business B-2 District to approve the 3’ x 30’ building sign and the Pursuit of Pastry free-standing street sign; **MADE:** E Armstrong; **SECONDED:** K Caldarella; **VOTING IN FAVOR:** S Missel, E Armstrong, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None.  
**APPROVED:** 3-0-0.

**C. “Executive Real Estate”** Certificate of Zoning Compliance for Signs

222 Old Boston Post Road (Map 28/Lot 58), Restricted Business B-3 Zone

Applicant/Agent: Amy Rio

Owner: Blue Point, LLC

Amy Rio who presented on behalf of this proposal stated that the Executive Real Estate sign is already in place. A Rio stated that she was under the impression that the sign

company had received previous approval for the installation sign. This proposal is for the replacement of a pre-existing sign. There is no change in the size.

**MOTION** to recommend approval for “**Executive Realty**” Application for Certificate of Zoning Compliance for Signs, 22 Old Boston Post Road, Map 28/Lot 58, Restricted Business B-3 Zone; **MADE:** E Armstrong; **SECONDED:** K Caldarella; **VOTING IN FAVOR:** S Missel, E Armstrong, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

## I. REGULAR BUSINESS

### B. Minutes – April 22, 2019 Regular Meeting.

**MOTION** to approve the April 22, 2019 meeting minutes as submitted; **MADE** by E Armstrong; **SECONDED:** K Caldarella; **VOTING IN FAVOR:** S Missel, E Armstrong, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

### C. Committee, Representative & Staff Reports

- **Discussion on Standard for Sidewalks on the south side of Route 1.**

Members recognize the design standards however also recognize the cost factor as brought up by the First Selectman. Members further recognize that 50% of the sidewalks have been completed. Members expressed concern about the walk-ability and the consistency and stated that they do not feel that in this case, the aesthetics out-weigh the increased costs.

Members are of the opinion that the increased cost for the aesthetics of stenciled soldier course sidewalks does not outweigh the longevity and cost of the brushed Portland Concrete sidewalk.

## IV. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:40p.m. to the regularly scheduled meeting on Wednesday, May 29, 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:** E Armstrong; **VOTING IN FAVOR:** S Missel, E Armstrong, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

Respectfully submitted,

Stella Beaudoin, Recording Clerk