

E. Grochowski stated she would like directional 'in' and 'out' arrows painted on the pavement.

There was a discussion about the height of the free-standing sign. By regulation, it is to be no greater than 10 ft from the ground to the top of the sign. The existing pole sign appears to be greater than 10 ft. Applicant did not provide height nor any dimensions.

Members agreed the pole should not be painted yellow, as proposed in the plans, but should be a color that is represented in the sign.

Donna Leake stated the Board is looking for conformity. Without having the dimensions, the Board could hold up the project but they would like to see this move forward and wishes to impress upon the Applicant that the Board would very much appreciate the lowering of the sign to 10 ft.

MOTION to recommend approval for “**LensCrafters**” Application for Certificate of Zoning Compliance for Signs, 761 Boston Post Road (Map 36/Lot 84), Shopping Center Business B-2 District *with the strong recommendation* that the free standing pole sign be reduced to a height of 10 ft, as measured to the top of the sign, and that the pole base be painted white and the rest of the pole be painted a color that matches the sign; and with the recommendation that directional “in & out” arrows be painted on the pavement, so that the overall signage is consistent with the updated Zoning regulations and in conformity with the neighborhood. **MADE by:** E. Armstrong; **SECONDED:** D. Leake; **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, E. Armstrong, K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

B. “**Hanford Commons**” Application for Special Exception Use. (housing separate 8-30g site plan application)—12,361 s.f. total (0.79 ac.)

Bldg. A: 2,345 s.f. for Retail & Office (3,701 s.f. for 3 dwelling units above)—6,046 s.f.

Bldg. B: 3,091 s.f. for Restaurant (3,224 s.f. for 3 dwelling units above)—6,315 s.f.

76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1)

Shopping Center Business B-2 District, Pedestrian Node

Applicant: Hanford Commons, LLC Agent: Marjorie Shansky, Esq.

C. “**Hanford Commons Residences**” Application for Site Plan for Affordable Housing Development CGS 8-30g (businesses separate application)

Bldg. A: 3,701 s.f. for 3 dwelling units (2,345 s.f. Retail & Office below)—6,046 s.f.

Bldg. B: 3,224 s.f. for 3 dwelling units (3,091 s.f. Restaurant below)—6,315 s.f.

76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1)

Bldg. C: 8,676 s.f. for 8 dwelling units—8,676 s.f. total (0.46 ac.)

99 Lynde St., (Map 36/Lot 87), *Residence A District*

Shopping Center Business B-2 District, Pedestrian Node

Applicant: Hanford Commons, LLC Agent: Marjorie Shansky, Esq.

Mike Picard, Applicant and a principal with Hanford Commons, reviewed the application. Also present was Attorney Marjorie Shansky, and Professional Engineer Mike Ott.

Mr. Picard reviewed some of the proposed building materials: white Azek for the trim, the roof shingles are “weatherwood” that has a cedar shake affect, windows will be clad, charcoal gray.

Mr. Picard also discussed planned sidewalks along Lynde and Elm Streets, that is proposed to have architectural street lighting and to upgrade with brick pavers. He reviewed architectural plans for 96 & 98 Lynde Street, 76 Elm Street and 99 Lynde Street.

Resident Donna Peterson, 101 Lynde Street, requested a privacy fence along 99 Lynde Street.

Mr. Picard agreed to a privacy fence with trees planted on the inside of the fence.

Resident Lorna Mitchell of 26 Whitewood Road asked if dogs and children were allowed, and if there will be grills.

There was a discussion about the memo dated June 21, 2019 from Geoff Jacobson, P.E.

Mr. Ott reviewed site lighting and stated they will be reviewing their proposed pendant style lighting due to the 14 ft maximum height regulation for lighting. Lighting is proposed in the parking areas of both sites, and behind the new sidewalk in front of 99 Lynde, and behind the new sidewalk on the east side of Lynde St in front of 96 – 98 and in front of 76 Elm.

Mr. Ott explained that some of the lighting and sidewalks are located within the right of way, and there is a discussion whether they should be offered to the Town as a public improvement, or whether there will be an easement agreement where the landowner is responsible for the maintenance.

E. Grochowski stated that per regulations there must be an articulation in the building façade every 40 ft, and asked that the developer be aware of this, particularly with the residential building.

There was a discussion about the memo dated June 24, 2019 from ZEO Chris Costa and Town Planner Christine Nelson to Robert Friedmann and Susan Missel, and the need for more details to be provided. It was discovered that plans submitted by the applicant were not received by the Board, which Applicant stated provides some of the detail that the Board is requesting. Members stated general agreement on the building materials presented. E. Grochowski stated they are not recommending any changes at this time, and like the materials that have been shown. She added that if there is lighting on the facades of the building, it should be noted on the plans.

Members stated the following items need to be satisfied:

- that there is articulation on 40 ft long building facades
- include building dimensions on plans
- include placement and size of signs on buildings
- show setbacks and the 10 ft landscape buffer, and privacy buffer

Regarding parking, Mr. Ott stated it will be discussed at Zoning, and stated for the record that parking won't change because there is no room for it to change.

Mr. Ott reviewed landscaping plans and proposed materials. There was discussion of the Jacobson memo dated June 21, 2019, which included recommendations about the landscaping. Mr. Ott stated for the record that Mr. Jacobson rightfully cited the Zoning regulations, and did not address nor did he have to address the affordability component. Mr. Ott stated they are trying to meet the regulations but do not have to meet every single Zoning regulation if it does not have to do with health and safety,

Attorney Shansky stated there is a latitude that is accorded to affordable housing. They are trying to be as conforming as possible to make the development compatible with its surrounding.

E. Grochowski stated the Board needs to ensure the proposed development fits in with the neighborhood pattern.

Members agreed they are ok with the proposed materials for the sidewalks, namely the brick pavers and granite curbing.

Resident Kathy Purcell of 109 Lynde Street asked about traffic and if it is in the Board's purview. E. Grochowski stated that it is not.

MOTION to table discussion of **“Hanford Commons”** Application for Special Exception Use, and **“Hanford Commons Residences”** Application for Site Plan for Affordable Housing Development CGS 8-30g, to the next regularly scheduled meeting on Wednesday, July 8, 2019, **MADE by:** E. Grochowski, **SECONDED:** D. Leake; **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, E. Armstrong, K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Minutes

MOTION to approve the June 10, 2019 meeting minutes amended to show the Dunkin Donuts motion was made by E. Armstrong and seconded by D. Leake and voting in favor was E. Armstrong and K. Caldarella, and opposed was S. Missel, D. Leake, and E. Grochowski and that the motion was denied 2-0-3; and that a second motion was made by E. Grochowski and seconded by D. Leake as follows: “Motion to approve the hardy board honey glaze east and west walls and propose the elimination of the honey glaze on the DD wall and change that portion to be gray clapboard. The portion of the DD wall below the steel will be stone and wrap back around the corner. The second motion passed 4-1-0, voting in favor was E. Grochowski, S. Missel, D. Leake, and K. Caldarella, and abstaining was E. Armstrong.

MADE by E. Armstrong; **SECONDED:** K Caldarella; **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, E. Armstrong, K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

III. ADJOURNMENT

MOTION to adjourn the meeting at 9:30p.m. to the regularly scheduled meeting on Wednesday, July 8, 2019 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE by:** E. Grochowski, **SECONDED:** D. Leake; **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, E. Armstrong, K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully submitted,

Meryl Moskowitz