



TOWN OF OLD SAYBROOK
Architectural Review Board

Executive Board

*Emily Grochowski, Chairman
Andre Laferriere, Vice Chairman
Edward Armstrong
Donna Leake
Kathryn Toolan*

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Alternate Members

*Tina Rupp
Kate Caldarella*

**REGULAR MEETING MINUTES
HYBRID MEETING**

Monday, February 27, 2023, at 7:00 p.m.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

The Chair E. Grochowski called the meeting to order at 7:02 pm

Members Present – E. Grochowski, A. Laferriere, K. Toolan, T. Rupp (remote, seated)

Members Absent – E. Armstrong, D. Leake, K. Caldarella

Staff – Carolina Maharbiz, Recording Clerk

B. Minutes - This agenda item was heard at the end of the meeting.

II. SIGN APPLICATIONS – nothing to discuss

III. DESIGN REVIEW APPLICATIONS – nothing to discuss

IV. REFERRALS

A. “Atlas Outdoor” Application for Modification of Approved Site Plan to add 870 s.f. to the existing storage building including a new porch.

250 Middlesex Turnpike, Assessor’s Map 52, Lot 94, Gateway Business, B-4 District

Applicant/Owner: 250 Middlesex Turnpike, LLC Agent: Michael J. Ott, P.E.

ACTION: Review design & signs and report to Zoning Commission for their 3/6/2023 meeting.

This application will be heard at the March 13, 2023 meeting.

B. “SPR Oasis, LLC” Application for Special Exception Use to construct a 20,487 s.f. retail grocery store and two indoor fast food Restaurants with drive through windows.(2,200 s.f. & 2,200 s.f.)

52 Spencer Plain Road (Map 25/Lot 27), Gateway Business B-4 District
Applicant: SPR Oasis, LLC Owner: Ortho Saybrook LLC Agent: Attorney Edward Cassella

ACTION: Review design and report to Zoning Commission for their 3/20/2023 public hearing. (submitted 11/7/2022, prior to sign regulation amendments)

Attorney Edward Cassella and Robert Landino presented, reviewing changes made to the site plan since the last meeting.

Commission members discussed and asked questions regarding sign placement, elevations, the potential addition of more stone, light posts, perimeter buffer, and the addition of more detail to the plans.

MOTION to continue “**SPR Oasis, LLC**” **Application for Special Exception Use** until the March 13, 2023 meeting. **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

- C. “**EconoLodge**” **Application for Special Exception Use** to construct a 4,680 s.f. hotel addition for a three-bedroom owner’s apartment, storage and motel office.
1750 Boston Post Road, Assessor’s Map 25/Lot 4, Gateway Business B-4 District
Owner: RR SAI, LLC Agent: Attorney Edward M. Cassella
ACTION: Review design & signs and report to Zoning Commission for their 3/20/2023 meeting.

Attorney Edward Cassella and architect Stephen Jager presented. Mr. Cassella reviewed the project and showed the site plan, floor plans, and pictures. Material samples of the vinyl and roofing were also shown.

Commission members discussed adding arches to the porches, stacking the windows on the north elevation for symmetry, reviewed material samples and colors, and discussed the requirement that lighting be dark sky compliant.

MOTION to recommend approval of “**EconoLodge**” **Application for Special Exception Use** as submitted with the following modifications: (1) no removal of site trees; (2) use of bone-colored siding; (3) curved roof as shown during the meeting; (4) all lighting is dark sky compliant; and (5) stack the extra window on the north elevation. **MADE:** K. Toolan; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

Agenda Item I.B. Minutes:

MOTION to approve the Minutes of February 13, 2023, as presented. **MADE:** E. Grochowski; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, A.

Laferriere, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting of February 13, 2023, at 8:38 p.m. to the next regular meeting scheduled for Monday, March 13, 2022, at 7 p.m., Town Hall, 2nd Floor Conference Room. **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

Respectfully submitted,
Carolina Maharbiz, Recording Clerk