



TOWN OF OLD SAYBROOK
Architectural Review Board

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Executive Board

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

Alternate Members

Tina Rupp
Kate Caldarella

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, March 13, 2023, at 7:00 p.m.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

Acting Chair A. Laferriere called the meeting to order at 7:02 pm

Members Present A. Laferriere, T. Rupp (remote, seated), K. Caldarella (remote, seated)

Members Absent – E. Grochowski, E. Armstrong, K. Toolan, D. Leake

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.

Michael Ott and architect Greg Nucci presented. Mr. Nucci showed the site plan and proposed elevations. He explained that the applicant is proposing an addition to the existing building for more storage as well as a porch addition that was previously approved. Mr. Nucci also discussed the materials to be used. Commission members discussed dimensions and signs. The applicant stated that the sign will be lit with barn lights and not backlit.

MOTION to recommend approval of “Atlas Outdoor” Application for Modification of Approved Site Plan as presented. **MADE:** T. Rupp; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** A. Laferriere, T. Rupp, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 3-0-0.

- 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)

WITHDRAWN BY APPLICANT

Agenda Item I.B. Minutes:

MOTION to approve the Minutes of February 27, 2023, as presented. **MADE:** A. Laferriere; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** A. Laferriere, T. Rupp, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 3-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting of March 13, 2023, at 7:18 p.m. to the next regular meeting scheduled for Monday, March 27, 2023, at 7 p.m., Town Hall, 2nd Floor Conference Room. **MADE:** K. Caldarella; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** A. Laferriere, T. Rupp, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 3-0-0.

Respectfully submitted,
Carolina Maharbiz, Recording Clerk