



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 27, 2023, at 7:00 p.m.  
Town Hall, 2<sup>nd</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. REGULAR BUSINESS**

**A. Roll Call**

The Chair E. Grochowski called the meeting to order at 7:00 pm.

Members Present – E. Grochowski, A. Laferriere, D. Leake, K. Toolan, T. Rupp  
(remote, not seated), K. Caldarella (remote, seated)

Members Absent – E. Armstrong

Staff – Carolina Maharbiz, Recording Clerk

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

**II. SIGN APPLICATIONS**

**A. “Variety Adult Boutique” Application for Certificate of Zoning Compliance for Signs**

774 Boston Post Road, Map 36/Lot 117, Shopping Center B-2 District

*Applicant/Agent: Russell Kendrick, Fastsigns*      *Owner: Madison P & G Properties, LLC*

Agent Russell Kendrick and owner Darrin Palm presented and provided a brief overview of the permits sought.

Commission members discussed the health and wellness logo, colors to be used, red ribbons currently present around columns, the window signs, inclusion of rainbow logo on windows, and the side sign. E. Grochowski provided the following list of items needed: (1) the front sign on a sheet by itself with the dimensions and color scheme, preferably including Commission’s recommendations of a darker background, less scripty, without an outline in a different color, with the rainbow logo removed, and leaving the health and wellness wording on the sign in a bigger size; (2) the freestanding sign on a sheet by itself with the dimensions and color scheme; (3) consider removal of the small side sign from the application; (4) show

where would cover other graphics currently on windows with the rainbow graphic; (5) show the front of the building with the size of the siding and the size of the sign; (6) remove the red ribbon; (7) consider consistency between all the signs with a darker background; and (8) provide more recent photographs.

**MOTION** to continue “Variety Adult Boutique” Application for Certificate of Zoning Compliance for Signs to the April 10, 2023 meeting; **MADE:** E. Grochowski; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, D. Leake, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

**B. “Marathon Sports” Application for Certificate of Zoning Compliance for Signs**  
238 Main Street, Map 37/Lot 133, Central Business B-1 District  
*Applicant/Agent:* Darcie Roy, National Sign Corp. *Owner:* Main Street Realty, LLC

Darcie Roy presented and explained that the owner will be removing the Sound Runner sign and putting up a Marathon Sports sign. The sconce lights will remain the same. E. Grochowski asked that the siding be painted before the new sign is put up if there is discoloration of the paint after the current sign is removed. Ms. Roy confirmed that painting of the siding is included in the application.

**MOTION** to approve the application as presented; **MADE:** A. Laferriere; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, D. Leake, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

**C. “Physical Therapy Specialists” Application for Certificate of Zoning Compliance for Signs**  
840 Boston Post Road, Map 36/Lot 164, Shopping Center B-2 District  
*Applicant/Agent:* David Hemming, CT Sign *Owner:* Guilford Savings Bank

John Morrison presented. He explained that there is a tenant in the building with Guilford Savings Bank and would like to add the tenant to the freestanding sign as well as add a wall sign. A. Laferriere stated that at a prior ARB meeting, Guilford Savings had the freestanding sign approved with a placeholder for the tenant. E. Grochowski asked if the lighting for the freestanding sign is the same and Mr. Morrison explained that just the letters will be illuminated like GSB. With respect to the wall sign, E. Grochowski stated that the wall sign looks tight, but the size meets the regulations.

**MOTION** to approve the application as presented; **MADE:** D. Leake; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, D. Leake, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

**III. DESIGN REVIEW APPLICATIONS – nothing to discuss**

**IV. REFERRALS – nothing to discuss**

Agenda Item I.B. Minutes:

C. Maharbiz corrected the word “APPLICONT” to “APPLICANT on page 2, subsection B. to state: “WITHDRAWN BY APPLICANT.”

**MOTION** to approve the Minutes of March 13, 2023, as amended. **MADE:** A. Laferriere; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, D. Leake, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

**V. ADJOURNMENT**

**MOTION** to adjourn the meeting of March 27, 2023, at 8:03 p.m. to the next regular meeting scheduled for Monday, April 10, 2023, at 7 p.m., Town Hall, 2<sup>nd</sup> Floor Conference Room. **MADE:** E. Grochowski; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, D. Leake, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

Respectfully submitted,  
Carolina Maharbiz, Recording Clerk