



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, May 8, 2023, at 7:00 p.m.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

Vice Chair A. Laferriere called the meeting to order at 7:00 pm.

Members Present – A. Laferriere, D. Leake (arrived at 7:04), E. Armstrong, T. Rupp (remote, seated)

Members Absent – E. Grochowski, K. Toolan, K. Caldarella

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. They explained that the application is to replace the banner above the front door. Mr. Kendrick stated that the material is an aluminum composite. T. Rupp asked about lighting and Mr. Palm stated that there is lighting on the awning. Mr. Kendrick stated that the sign is not illuminated. E. Armstrong confirmed that the size preference is for the 168-inch sign.

<p>MOTION to approve “Variety Adult Boutique” application as presented; MADE: T. Rupp; SECONDED: E. Armstrong; VOTING IN FAVOR: A. Laferriere, E. Armstrong, T. Rupp; OPPOSED: None; ABSTAINING: None. APPROVED: 3-0-0.</p>
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B. “Hartford Healthcare & CT GI” Application for Certificate of Zoning Compliance for Signs

215 Elm Street, Map 38/Lot 002, Industrial District

Applicant/Agent: Kristine Braccidiferro, Sign Pro Inc.

Owner: 215 Elm, LLC

D. Leake arrived after the Variety Adult Boutique application was voted on and before discussion of this application. Tracy Becker presented and Martha Santilli, Hartford Healthcare Ambulatory Brand Manager, was also present to answer questions. Ms. Becker explained that changes were made to conform to the current zoning regulations and showed the monument and building signs. Commission members discussed the presence of two signs on the north side of the building, the necessity of having lighting specifications, the pinwheel window sign, the number of colors on the monument sign, and both the alignment and potential swapping of the Hartford Healthcare sign with the CT GI sign. The Commission noted that the following information is needed: (1) the size of the internal pane on the window with the pinwheel logo; (2) the lighting specifications for the monument sign; (3) the dimensions of the rectangle encapsulating the two building signs in order to consider them as a single sign; and (4) to know whether the CT GI sign can be aligned with the bottom of the Hartford Healthcare sign, whether the two signs can be flopped, or whether CT GI can be written out.

MOTION to continue “Hartford Healthcare & CT GI” Application to the May 22, 2023 meeting; **MADE:** D. Leake; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** A. Laferriere, D. Leake, E. Armstrong, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

C. “John Boyle Decorating Center” Application for Certificate of Zoning Compliance for Signs

59 Main Street, Map 38/Lot 002, Central Business B-1 District

Applicant/Agent: Kristine Braccidiferro, Sign Pro

Owner: Aces Realty

Tracy Becker presented. She stated that the application includes replacement of two signs and a single freestanding sign as well as cleaning up the number of signs on the building. Ms. Becker clarified that the freestanding sign will not be lit.

MOTION to approve “John Boyle Decorating Center” Application as presented with the condition that the bulb temperature be 3500 degrees kelvin; **MADE:** A. Laferriere; **SECONDED:** T. Rupp; **VOTING IN FAVOR:** A. Laferriere, D. Leake, E. Armstrong, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

III. REFERRALS

A. “2023 Comprehensive Update to the Plan of Conservation & Development”

Petitioner: Old Saybrook Planning Commission

ACTION: Review draft plan and report to the Planning Commission by June 1, 2023

Commission members decided to discuss this matter at the next meeting when more members, including the Chair, are present.

Agenda Item I.B. Minutes:

MOTION to accept the Minutes of April 24, 2023, as presented. **MADE:** A. Laferriere; **SECONDED:** D. Leake; **VOTING IN FAVOR:** A. Laferriere, D. Leake, E. Armstrong, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

IV. ADJOURNMENT

MOTION to adjourn the meeting of May 8, 2023 at 7:54 p.m. to the next regular meeting scheduled for Monday, May 22, 2023, at 7 p.m., Town Hall, 2nd Floor Conference Room. **MADE:** A. Laferriere; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** A. Laferriere, D. Leake, E. Armstrong, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

Respectfully submitted,
Carolina Maharbiz, Recording Clerk