



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, Jun 12, 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 7:00 pm.

Members Present – E. Grochowski, A. Laferriere, D. Leake, K. Caldarella (seated)

Members Absent – K. Toolan, E. Armstrong, T. Rupp

Staff – Carolina Maharbiz, Recording Clerk

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

II. SIGN APPLICATIONS

A. “The Dripbar” Application for Certificate of Zoning Compliance for Signs
725 Boston Post Road, Map 36/Lot 100, Shopping Center Business B-2 District
Applicant/Owner: Ricky Au

Mr. Au presented and explained that there is a preexisting sign that is being replaced. A. Laferriere asked about the color temperature, which the applicant did not know, and he then recommended that it not be over 4,000 kelvins. E. Grochowski recommended that the colors be flipped so that the sign is a darker color with white letters.

MOTION to recommend approval of the signs with the following suggestions: (1) that the main lettering be white and the background a darker color; (2) that, if feasible, the freestanding sign be reduced in height to meet the current regulations; and (3) that the color temp be below 4,000 kelvins; **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** A. Grochowski, A. Laferriere, D. Leake, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

III. DISCUSSION

A. “Whole Foods” Preliminary Discussion Building Design

1654 Boston Post Road, Map 26/Lot 39

Construction of a 40,000 s.f. Whole Foods grocery store and renovation of 25,365 s.f. of additional retail space and potential medical office within inland wetlands and 100’ upland review area.

Applicant: Carpionato Group, LLC Agent: Attorney Edward M. Cassella

Attorney Cassella, architect Ben Anderson, and David Taglianetti presented. Mr. Cassella explained that the Carpionato Group plans to construct a Whole Foods. The plan includes building a new 40,000 s.f. building on the right side and renovating 25,000 s.f. of remaining building. The applicant plans to resubmit the application to IWWC and came to ARB to discuss the building design. Architect Ben Anderson showed renderings of the building. Commission members discussed the renderings and agreed that they liked the entry and exit. E. Grochowski commented that the portion in between the entrance and exit does not meet the regulations for articulation. The side also needs articulation. Commission members also discussed signs and lighting, indicating a preference for sleeker signs that are down lit. When the applicant returns, ARB will need to see lighting specs, dimensions on elevations, landscaping plan, landscape lighting, and specs for any outdoor areas with tables and chairs.

Agenda Item I.B. Minutes:

MOTION to accept the Minutes of May 22, 2023, as presented. **MADE:** A. Laferriere; **SECONDED:** D. Leake; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, D. Leake, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

IV. ADJOURNMENT

MOTION to adjourn the meeting of June 12, 2023 at 8:02 p.m. to the next regular meeting scheduled for Monday, June 26, 2023, at 7 p.m., Town Hall, 2nd Floor Conference Room. **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, D. Leake, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

Respectfully submitted,
Carolina Maharbiz, Recording Clerk