



TOWN OF OLD SAYBROOK
Architectural Review Board

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Executive Board
Emily Grochowski, Chairman
Edward Armstrong, Vice Chairman
Kate Caldarella, Secretary
Donna Leake
Kathryn Toolan
Alternate Members
Tina Rupp
Andre Laferriere

MINUTES
REGULAR HYBRID MEETING
Monday, November 22, 2021 at 7:00 p.m.

I. REGULAR BUSINESS

A. Roll Call

The Chair, Emily Grochowski, called the meeting to order at 7:00 p.m.

Members present: Emily Grochowski, Kathryn Toolan, Andre Laferriere, Edward Armstrong – Virtual, Kate Caldarella - Virtual, and Tina Rupp - Virtual
Donna Leake arrived late.

Tina Rupp seated for Donna Leake

The Chair moved to hear the agenda item “Minutes” after “New Business.”

II. NEW BUSINESS

- A. “19 Bridge Street Apartments” Application for modification to Special Exception Permit & Coastal Site Plan Review to add a 1,229 s.f. residential dwelling containing two apartment units. Assessor’s Map 24, Lot 54, Saybrook Point SP-3 District, CAM Zone, CT River Gateway Conservation Zone.**
Applicant: Saybrook Point Marina, LLC. Agent: Attorney David Royston

Attorney David Royston presented for the applicant, he presented the materials that will be used, cedar shakes for the siding, roof will be architectural asphalt shingles, with stone work on the shirt of the building. The look of the building will be “eclectic”, but in keeping of style of the adjacent buildings.

The board questioned the colors, as the printed materials showed a vibrant red and yellow. Mr. Royston assured the board members that the colors would be muted and provided the board with color samples.

Chairman Emily Grochowski voiced her concerns about the loft area in the 2 bedroom unit would be used as a sleeping area. Mr. Royston assured the board that was not the plan and was not permitted per town regulations.

Ed Armstrong noted that the plans did not show details of the utilities or septic system. Advised that if there are to be mechanical systems outside that they go under the staircase. Also, that the trash be enclosed by a solid fence.

MOTION to recommend approval to “19 Bridge Street Apartments” Application for modification to Special Exception Permit & Coastal Site Plan Review to add a 1,229 s.f. residential dwelling containing two apartment units. Assessor’s Map 24, Lot 54, Saybrook Point SP-3 District, CAM Zone, CT River Gateway Conservation Zone with the following recommendations: Lighting must be dark sky compliant, loft area is not to be used as a bedroom, a planting schedule be added making sure that all specimens meet the regulations, any exterior garbage bins be enclosed by a solid fence, and any exterior mechanical unit be placed on a platform below the stairs.; **MADE** by K. Toolan; **SECONDED**: E. Armstrong; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Toolan, K. Caldarella, T. Rupp; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 5-0-0.

III. REGULAR BUSINESS

B. Minutes

MOTION to approve the meeting minutes of November 8, 2021 as presented; **MADE** by E. Grochowski; **SECONDED**: K. Toolan; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Toolan, K. Caldarella, T. Rupp; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 5-0-0.

MOTION to approve the 2022 meeting calendar as presented; **MADE** by E. Grochowski; **SECONDED**: K. Toolan; **VOTING IN FAVOR**: : E. Grochowski, E. Armstrong, K. Toolan, K. Caldarella, T. Rupp; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 5-0-0.

IV. ADJOURNMENT

MOTION to adjourn the meeting at 7:50 p.m. to the next regular meeting scheduled for Monday, December 13, 2021 at 7:00 p.m. in the 2nd floor conference room, Old Saybrook Town Hall, 302 Main Street and via teleconference; **MADE** by E. Grochowski; **SECONDED**: K. Toolan; **VOTING IN FAVOR**: : E. Grochowski, E. Armstrong, K. Toolan, K. Caldarella, T. Rupp; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 5-0-0.

Respectfully Submitted,

Sarah Makowicki
Recording Clerk