



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

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Andre Laferriere, Vice Chairman
Kathryn Toolan, Secretary
Donna Leake
Edward Armstrong

Alternate Members

Tina Rupp
Kate Caldarella

**REGULAR MEETING MINUTES
HYBRID MEETING**

Monday, August 14, 2023 at 7:00 p.m.

Town Hall, 2nd floor conference room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/91779748029?pwd=SVREVzNEZ1EyVFllqYllza0ViSmhodz09>

Dial In: 929-436-2866

Meeting ID: 917 7974 8029 Passcode: 302302

One Tap Mobile: <tel://9294362866,,91779748029#>

I. REGULAR BUSINESS

A. Roll Call

Vice Chairman, Andre Laferriere called the meeting to order at 7:00 pm.

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

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

Guests – Michael Lech (633 Middlesex Turnpike), Ed Cassella (Attorney representing 633 Middlesex Turnpike), K. DeCapua (remote), Geoff Fitzgerald (remote), Michael Lombardi (remote), Rich Sears (SLAM, remote)

Staff – Krista May, Recording Clerk

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

II. SIGN APPLICATIONS

None

III. REFERRALS

- A. **“633 Middlesex Turnpike, LLC” Application for Special Exception Permit** to construct two additions, 4, 676 s.f. & 4,834, s.f. to existing medical office building, 633 Middlesex Turnpike, Map 57/Lot 32-1, Business B-2 District.

Applicant: 633 Middlesex Turnpike, LLC
(No signs, only design review)

Agent: Attorney Edward M. Cassella

Attorney Edward Cassella reported that the plan is to construct two additions to the building to expand the imaging department on the north side and add exam rooms for YALE.

Geoff Fitzgerald and Michael Lombardi discussed landscaping and lighting. A rendering was presented on the monitor of the meeting room. An expansion of the parking lot is proposed along with associated landscaping and an expansion to the septic system. Plans were reviewed and discussed.

Rich Sears, SLAM, presented the floor plans and the street side view of the building. Pictures of finishes were presented. These finishes will be similar and/or matching to what is already existing. A. Laferriere expressed concern about eastern articulation and it was explained that when the expansion is put together it will look like one unit. Parking lot lighting will be the same as existing. Dumpster enclosure will have doors or a gate. No equipment on the roof will be visible. Parking in front will stay as existing - just adding an accessible path to the addition. The shrubs on the west side will be taken care of and neighbors should appreciate the landscaping. E. Armstrong commented that he likes the design, thinks the plans are well done and he appreciated all the materials provided.

<p>MOTION to recommend approval of “633 Middlesex Turnpike, LLC” Application for Special Exception referral as presented; MADE: E. Armstrong; SECONDED: D. Leake; VOTING IN FAVOR: K. Caldarella, E. Armstrong, A. Laferriere, D. Leake; OPPOSED: None; ABSTAINING: None. APPROVED: 4-0-0.</p>
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IV. 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.

Applicant: Carpiionato Group, LLC *Agent: Attorney Edward M. Cassella*

This discussion was moved to the next meeting on August 28th at 7:00pm.

Agenda Item I.B. Minutes:

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

V. ADJOURNMENT

MOTION to adjourn the meeting of August 14, 2023 at 7:30 p.m. to the next regular meeting
scheduled for Monday, August 28, 2023, at 7:00 p.m., Town Hall, 2nd Floor Conference Room.
MADE: A. Laferriere; **SECONDED:** D. Leake; **VOTING IN FAVOR:** K. Caldarella, E.
Armstrong, A. Laferriere, D. Leake; **OPPOSED:** None; **ABSTAINING:** None.
APPROVED: 4-0-0.

Respectfully submitted,
Krista May, Recording Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, August 28, 2023 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional
meeting documents.

[Architectural Review Board web page](#)