



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, September 25, 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, T. Rupp (remote, seated),  
K. Caldarella (remote, seated)

Members Absent – K. Toolan, E. Armstrong

Staff – Carolina Maharbiz, Recording Clerk

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

**II. 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.  
additional retail space and potential medical office.

*Applicant: Carpionato Group, LLC*

*Agent: Attorney Edward M. Cassella*

Ben Anderson and Dave Taglianetti presented. Attorney Edward Cassella was also present remotely. Mr. Anderson reviewed the architectural elements of the building, discussing changes implemented based on prior feedback from the Board. He also discussed materials, lighting, and signage.

E. Grochowski commented that she would like to see a thickening of landscaping buffers. Mr. Taglianetti explained that the front landscaping area does not meet zoning regulations because of Whole Foods parking requirements. E. Grochowski stated that it would be up to Zoning to approve that, but she suggested adding what is missing to a section where it is not required. She also suggested using glass on the side area of the building as appeared in a previous rendering or shingle detail. She also commented that on the front façade of the Whole Foods side of the building, the center pieces appear too prominent and discussed potential alternatives. A.

Laferriere mentioned the letters on the Whole Foods sign and suggested checking them against signage requirements.

E. Grochowski also commented on the following: (1) the regulations allow for two signs but not on the same face; although she understands that it does not make sense to put the second sign around the corner, she stated that the applicant would have to make a convincing presentation as to why the current design satisfies the regulations; (2) she suggested using other roof lines than just a parapet all the way along; and (3) the freestanding sign is too tall. She would like to see the branding not on the stone and for the sign to be wider and shorter.

K. Caldarella asked about the location of the freestanding sign and Mr. Taglianetti stated it will be shifted toward the main entrance from its current location. She also confirmed that the applicant is proposing to make the sign the same height as it currently stands.

T. Rupp commented that the Whole Foods entrance section looks minimized on the plans and she would like to see it wider or more prominent. She also suggested adding a standing seam roof to the tenant side to tie the two sides together and downplaying the center tenant.

E. Grochowski stated that the Board needs a landscaping plan with the application that does not include additional information, such as the underlay of septic and drainage.

### III. REFERRALS – nothing to discuss

Discussion of Agenda Item I.B. Minutes moved to end of meeting:

<p><b>MOTION</b> to accept the Minutes of September 11, 2023, as presented. <b>MADE:</b> E. Grochowski; <b>SECONDED:</b> A. Laferriere; <b>VOTING IN FAVOR:</b> E. Grochowski, A. Laferriere, D. Leake, T. Rupp, K. Caldarella; <b>OPPOSED:</b> None; <b>ABSTAINING:</b> None. <b>APPROVED:</b> 5-0-0.</p>
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### IV. ADJOURNMENT

<p><b>MOTION</b> to adjourn the meeting of September 25, 2023 at 7:41 p.m. to the next regular meeting scheduled for Monday, October 11, 2023, at 7:00 p.m., Town Hall, 2<sup>nd</sup> Floor Conference Room. <b>MADE:</b> A. Laferriere; <b>SECONDED:</b> D. Leake; <b>VOTING IN FAVOR:</b> E. Grochowski, A. Laferriere, D. Leake, T. Rupp, K. Caldarella; <b>OPPOSED:</b> None; <b>ABSTAINING:</b> None. <b>APPROVED:</b> 5-0-0.</p>
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Respectfully submitted,  
Carolina Maharbiz, Recording Clerk