



TOWN OF OLD SAYBROOK
Architectural Review Board

Executive Board

*Emily Grochowski, Chairman
Andre Laferriere, Vice Chairman
Edward Armstrong
Donna Leake
Kathryn Toolan*

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Alternate Members

*Tina Rupp
Kate Caldarella*

**REGULAR MEETING MINUTES
HYBRID MEETING**

Monday, October 23, 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, E. Armstrong

Members Absent – K. Toolan, D. Leake, T. Rupp, K. Caldarella

Staff – Carolina Maharbiz, Recording Clerk

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

II. SIGN APPLICATIONS

A. “Mind Body Drip” Application for Certificate of Zoning Compliance for Signs

25 Stage Road, Map 40/Lot 12, Gateway Business B-4 District

Applicant: Calin Calabrese

Owner: Mac Bar Realty

Applicant Calin Calabrese presented. He stated that the rear sign is not part of the application. He explained that the business is a medical practice and the building will be a shared medical practice space where providers can work in their own specialty. The applicant is looking to get permission to have the signage meet the needs of the providers. The main business will be Mind Body Drip, but Mr. Calabrese explained the need for a second sign if there is a tenant on the second floor. The applicant is also looking for permission in the future to have a smaller sign listing the services provided. The lighting will not be internally illuminated, but through gooseneck lights.

E. Grochowski suggested that there be enough room for the gooseneck lights so that the lights do not come down and block the sign. A. Laferriere suggested that the sign be narrower and that the letters be a lighter color to create contrast. E. Grochowski confirmed that for the freestanding sign, the existing posts will remain with the same dimensions. She also suggested landscaping around the base and repainting the posts. With respect to the second wall sign, she suggested centering the sign with the second-floor windows.

MOTION to approve the following for application “**Mind Body Drip**” at 25 Stage Road with conditions: (1) the wall sign with white letters and narrow enough to fit gooseneck lights; (2) the freestanding sign with repainting of the posts and landscaping area around the sign; and (3) the second wall sign centered under the second-floor windows and with white letters also; **MADE:** E. Armstrong; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 3-0-0.

III. REFERRALS

A. “Shoreline Hyundai” Application for Modification to Special Exception

235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District

Applicant: Middlesex Turnpike Realty, LLC Agent: Aron D. Schumacher, P.E.

ACTION: Review design & signs and report to Zoning Commission.

Aron Schumacher and Chris Free presented. A. Laferriere confirmed that there is only one sign on the building. Mr. Free explained that there is one sign in the front, which is basically the same as the existing sign and internally illuminated. Commission members discussing lighting, landscaping, the concrete pad for a car display, and the freestanding sign.

MOTION to recommend approval of “**Shoreline Hyundai.**” **Application for Modification to Special Exception** as submitted; **MADE:** A. Laferriere; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 3-0-0.

B. “Shoreline Chrysler Dodge Jeep Ram” Application for Modification to Special Exception

255 Middlesex Tpke, Map 52/Lot 63-2, Gateway Business B-4 District

Applicant: Middlesex Turnpike Realty, LLC Agent: Aron D. Schumacher, P.E.

ACTION: Review design & signs and report to Zoning Commission.

Aron Schumacher and Jamie Tischler presented. E. Grochowski confirmed that there will be no increase in lighting and no raised car display. She also stated that the signage is not compliant with the regulations. J. Tischler discussed the signage and explained the calculations. She further stated that there are currently six existing signs and the applicant is proposing reducing that to three signs. E. Grochowski stated that the packet does not include the dimensions of the three signs with a box around all the signs. Commission members discussed the Mopar and service sign and the use of directional floor signs. E. Grochowski stated that she is not inclined to approve of a third wall sign on the same wall. The applicant agreed to remove both the service and Mopar signs. Commission members then discussed where to locate directional floor signs and stated that the signs should be smaller than the current one and should just say service with an arrow and no branding.

MOTION to recommend approval of “**Shoreline Chrysler Dodge Jeep Ram**” **Application for Modification to Special Exception** with the following conditions: the Mopar and Service signs are removed from the face of the building, which can be replaced with a 4 or 5 s.f. directional sign in the island next to the service area with an arrow and no branding, and with approval for a second directional sign on the second island if the applicant wants a second sign;

MADE: E. Grochowski; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong; **OPPOSED:** None; **ABSTAINING:** None.
APPROVED: 3-0-0.

C. **“Atlas Construction” Application for Site Plan Review**

0 Middlesex Tpke., Maps 41 & 42/Lots 12 & 13-3, Industrial District
Construction of a commercial business storage facility including a 2,400 square foot storage building, 13,500 square foot outdoor storage area.

Applicant: Atlas Construction Services LLC

Agent: Michael J. Ott, P.E., L.S.

Michael Ott and Susan Fields presented. The project consists of a storage facility with no public entrance. There will be no signage and no site lighting, just the lighting on the building.

E. Grochowski stated that there must be some articulation on the front 60 ft. wall. Commission members discussed the areas to be paved, ways to accomplish articulation, the addition of windows and the regulations regarding windows. E. Grochowski stated that the application should include dimensions and proper calculations for glazing, the addition of articulation, and dimensions of the landscaping buffer.

MOTION to continue **“Atlas Construction” Application for Site Plan Review** with request to come back with proposals that meet the regulations for facade articulation and windows; **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong; **OPPOSED:** None; **ABSTAINING:** None.
APPROVED: 3-0-0.

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

MOTION to accept the Minutes of September 25, 2023, as presented. **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 3-0-0.

IV. **ADJOURNMENT**

MOTION to adjourn the meeting of October 23, 2023 at 8:09 p.m. to the next regular meeting scheduled for Monday, November 13, 2023, at 7:00 p.m., Town Hall, 2nd Floor Conference Room. **MADE:** E. Grochowski; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong; **OPPOSED:** None; **ABSTAINING:** None.
APPROVED: 3-0-0.

Respectfully submitted,
Carolina Maharbiz, Recording Clerk