



TOWN OF OLD SAYBROOK
Architectural Review Board

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Andre Laferriere, Vice Chairman
Edward Armstrong
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Tina Rupp
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REGULAR MEETING MINUTES
HYBRID MEETING

Monday, November 27, 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, K. Toolan, T. Rupp (seated).

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

Staff – Carolina Maharbiz, Recording Clerk

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

C. 2024 Meeting Calendar - This agenda item was heard at the end of the meeting.

II. SIGN APPLICATIONS

A. “Hartford Gohealth Urgent Care” Application for Certificate of Zoning Compliance for Signs

1687 Boston Post Road, Map 25/Lot 22, Gateway Business B-4 District

Applicant/ Agent: Kelim Cifuentes

Owner: Colvest Old Saybrook, LLC

Agent Kelim Cifuentes presented. He clarified that the set of drawings with the 54.9 s.f. dimension is the correct one and that the window decals have been deleted. E. Grochowski stated that the 54.9 dimension is over the allowable sign size of 52.5 s.f. and that the side sign dimension is also over the allowable size of 5.8 s.f. Mr. Cifuentes explained that the Urgent Care sign is larger to make it easier to see. E. Grochowski suggested making the front sign smaller in order to make the side one larger, but Mr. Cifuentes agreed to reduce the front sign to 52 s.f. and the side sign to 5.8 s.f. per the regulations. A. Laferriere asked if the sign illumination is on a timer. Mr. Cifuentes stated that the illumination is on a photocell sensor and agreed to include a timer to turn off within an hour after closing.

MOTION to recommend approval of “Hartford Gohealth Urgent Care” Application at 1687 Boston Post Road with the following conditions: (1) no window signs proposed; (2) the front façade A sign will be reduced to 52 s.f. total; (3) the side façade B sign will be reduced to

5.8 s.f. total; and (4) all sign lighting will be on a timer set to turn off one hour after closing. **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

B. “LensCrafters” Application for Certificate of Zoning Compliance for Signs
 761 Boston Post Road, Map 36/Lot 84, Shopping Center Business B-2 District
Applicant/ Agent: Kristine Braccidiffero, Sign Pro, Inc.

Agent Kristine Braccidiffero presented and showed renderings of the front and side of the building. She stated that white lettering on a black façade will be used. Commission members discussed the dimensions of the front and side signs and agreed that the sizes meet the regulations. Commission members then discussed the proposal to use black window decals. E. Grochowski stated that the regulations only allow for twenty percent of a window to be covered and that the applicant could do a blackout curtain on the inside. She also confirmed that there will be no change to the freestanding sign.

MOTION to recommend approval of **“LensCrafters” Application** at 761 Boston Post Road with the condition that window decals are not over twenty percent of the window. **MADE:** K. Toolan; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

III. REFERRALS

A. “Atlantis Fresh Market” Application for Special Exception Use & Certificate of Zoning Compliance for Signs for the renovation of an existing motor vehicle fueling station & convenience store and to construct an 800 s.f. addition to the rear of the building for walk-in cooler, office space, utility area and signs.
 1630 Boston Post Road, Map 26/Lot 38, Gateway Business B-4 District, Coastal Area Management Zone.
Applicant: AMG PUB II, LLC *Agent: Attorney Amy Souchuns*
ACTION: Review and report to ZC for their 12/4/2023 public hearing

Attorney Amy Souchuns, architect Pablo De Miguel, and engineer Jim Bernardino presented. Ms. Souchuns explained the redevelopment and upgrades to the site. Architect De Miguel discussed the existing building, the proposed extension and recladding, and the new signage. E. Grochowski discussed the sign with the star and how to calculate the sign dimensions with the star. Amy Souchuns and Engineer Jim Bernardino then reviewed proposed landscaping.

MOTION to continue **“Atlantis Fresh Market” Application** to the next meeting to return with a revised sign application and with a full landscape plan; **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

B. “Van Wilgen’s Garden Center” Application for Special Exception Use for a garden center development with two seasonal greenhouses, shed/outdoor display area

and parking on 18,362 s.f. property at 1560 Boston Post Road, Map 26/Lot 30, Gateway Business B-4 District, Coastal Area Management Zone.

Applicant: Stanislaw Szewczyk

Agent: Attorney Edward M. Cassella

ACTION: Review and report to ZC for their 12/18/2023 public bearing

Attorney Edward Cassella presented; owner Stanislaw Szewczyk and Brian Van Wilgens were present to answer questions. Mr. Cassella stated that Van Wilgens is proposing to lease the front portion of the parcel. The proposal is a line lot modification, which will be before ZC and ZBA. There will be permanent, seasonal greenhouses with outdoor storage areas. Commission members discussed the signs, landscaping, and fencing. With respect to landscaping, Commission members agreed that the landscaping buffer could be improved and discussed ways to improve it. E. Grochowski expressed a preference for the applicant to return after any variances are approved by the other Commissions.

MOTION to recommend approval of “Van Wilgen’s Garden Center” Application at 1560 Boston Post Road with the following conditions: (1) on the east side border, the stone is switched to mulch; (2) ornamental grasses are added on that side; (3) on the route 1 side, the grass is replaced with evergreen shrubs and mulch; (4) ornamental grasses are used instead of the grass on the south side near the driveway; and (5) if there are any changes to the variances, the applicant will come back before ARB; **MADE:** T. Rupp; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** A. Laferriere, E. Armstrong, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** E. Grochowski. **APPROVED:** 4-0-1.

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

MOTION to accept the Minutes of October 23, 2023, as presented. **MADE:** E. Grochowski; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

Discussion of Agenda Item I.C. 2024 Meeting Calendar that was moved to the end of meeting:

MOTION to approve the 2024 Meeting Calendar as presented. **MADE:** E. Grochowski; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

IV. ADJOURNMENT

MOTION to adjourn the meeting of November 27, 2023 at 8:23 p.m. to the next regular meeting scheduled for Monday, December 11, 2023, at 7:00 p.m., Town Hall, 2nd Floor Conference Room. **MADE:** E. Grochowski; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, E. Armstrong, K. Toolan, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

Respectfully submitted,
Carolina Maharbiz, Recording Clerk