



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
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Alternate Members
Tina Rupp
Kate Caldarella

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, December 11, 2023, at 7:00 p.m.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

Acting Chair Andre Laferriere called the meeting to order at 7:00 pm.

Members Present – A. Laferriere, E. Armstrong, K. Caldarella (seated).

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

Staff – Carolina Maharbiz, Recording Clerk

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

II. CONTINUED REFERRAL

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

Attorney Amy Souchuns presented and introduced Jack Belowich, Jim Berardino, and Pablo De Miguel as also present for the applicant. She discussed the changes made, specifically the reduction in the east elevation sign and the revised landscaping plan. Jim Berardino then walked through the landscaping plan and the changes made, including to the south side and to the landscaping by the front sign. He also identified significant trees and explained which will need to be removed and where trees will be added. A. Laferriere discussed the recommendation made by the Zoning Commission about the canopy color. Ms. Souchuns stated that the canopy cannot be repainted because it is a Citco-branded requirement. Commission members then discussed with architect Pablo De Miguel the color of the canopy supports and the canopy roof.

MOTION to recommend approval of **“Atlantis Fresh Market” Application** at 1630 Boston Post Road as follows: (1) the new landscape design is approved; (2) the building design is approved with the condition that the color of the support columns of the overhang match the siding color of the building and the canopy roof matches the color of the building roof; and (3) the revised signs are approved as presented. **MADE:** E. Armstrong; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** A. Laferriere, E. Armstrong, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 3-0-0.

III. SIGN APPLICATIONS

A. **“Quality Inn” Application for Certificate of Zoning Compliance for Signs**

100 Essex Rd., Map 59/Lot 5, Shopping Center Business B-2 District

Applicant/ Agent: David Hemming, CT Signs

Owner: Broadway Saybrook, LLC

David Hemming presented and stated that Quality Inn is refacing their existing signs with new branding. He further stated that the poles will be painted and LED lights upgraded. Commission members agreed that the new signs were an improvement.

MOTION to recommend approval of **“Quality Inn” Application** at 100 Essex Road as presented. **MADE:** A. Laferriere; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** A. Laferriere, E. Armstrong, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 3-0-0.

B. **“Sherwin Willilams” Application for Certificate of Zoning Compliance for Signs**

783 Boston Post Road, Map 36/Lot 70, Shopping Center Business B-2 District

Applicant/ Agent: David Hemming, CT Signs

Owner: Childress & Duncan, LLC

David Hemming presented and explained that the signs will be replaced and will be the same size. The letters S, W, and P will be slightly bigger than the rest of the letters. The face of the multi-tenant sign will be swapped. Commission members expressed approval of the new sign.

MOTION to recommend approval of **“Sherwin Williams” Application** at 783 Boston Post Road as presented. **MADE:** A. Laferriere; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** A. Laferriere, E. Armstrong, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 3-0-0.

IV. NEW BUSINESS

A. **“Appleby Holdings, LLC” Request for Design Review** of a 11,056 s.f. cannabis microcultivation facility. (No Zoning Application Submitted)

9 Custom Drive, Map 46/1-9, Gateway Business B-4 District

Applicant: Appleby Holdings, LLC

Agent: Joe Wren, P.E.L.S.

Architect Craig Laliberte presented first and showed the floor plans for the 1st and 2nd floors. He explained the access points, lighting, overhang, the metal screening on the back to hide the mechanicals, and the dumpster enclosure. He also showed the elevations and provided color

and material samples. Engineer Joe Wren then discussed the site plan and stated that the building will be used for storage and light manufacturing. He explained that the building will be a secure facility with no public sale. He discussed the driveway, parking, access points for deliveries, the stormwater basin, landscaping buffer, landscaping plantings, and lighting. There will be no proposed signs. Amelia Teape discussed the proposed reflective film to be used on all the windows, explaining that the applicant wants to see who is coming in but not allow people outside to see what is going on inside. She showed a sample of the film proposed.

A. Laferriere suggested varying the colors on the bump outs. Commission members expressed approval of the design. Although the application has not yet been referred, Commission members stated that they approve of the design and would recommend approval if there are no substantial changes.

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

<p>MOTION to accept the Minutes of November 27, 2023, as presented. MADE: K. Caldarella; SECONDED: E. Armstrong; VOTING IN FAVOR: A. Laferriere, E. Armstrong, K. Caldarella; OPPOSED: None; ABSTAINING: None. APPROVED: 3-0-0.</p>
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V. ADJOURNMENT

<p>MOTION to adjourn the meeting of December 11, 2023 at 8:00 p.m. to the next regular meeting scheduled for Monday, December 27, 2023, at 7:00 p.m., Town Hall, 2nd Floor Conference Room. MADE: K. Caldarella; SECONDED: E. Armstrong; VOTING IN FAVOR: A. Laferriere, E. Armstrong, K. Caldarella; OPPOSED: None; ABSTAINING: None. APPROVED: 3-0-0.</p>

Respectfully submitted,
Carolina Maharbiz, Recording Clerk