



TOWN OF OLD SAYBROOK
Architectural Review Board

Executive Board

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Alternate Members

Tina Rupp
Andre Laferriere

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, July 11, 2022 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. ROLL CALL

Andre Laferriere was seated as Chairman per Emily Grochowski, called the meeting to order at 7:00 p.m.

Attendant Members - E. Armstrong (via Zoom), K. Toolan, A. Laferriere (seated for Emily Grochowski), D. Leake

Absent Members – E. Grochowski, K. Caldarella, Tina Rupp

Attendant Staff – Sarah Makowicki, Recording Clerk

Members of the Public Present – D. Hemming

B. MINUTES

The Chair moves to hear the agenda item “Minutes” after “New Business.”

II. OLD BUSINESS

A. “Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)

Development to construct a three story (20,539 s.f.) apartment building (15 units total/5 affordable)

101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node

Applicant: Hanford Commons, LLC Owner: 101 Lynde Street, LLC

Agent: Marjorie Shansky, Esq

B. “Hanford Commons” Application to modify approved Site Plan for Affordable Housing (CGS 8-30g)

Development for 8 Residential Units (9,313 s.f.).

99 Lynde Street, Map 36/Lot 87, Residence A District, Pedestrian Node

Applicant: Hanford Commons, LLC Owner: 99 Lynde Street, LLC

Agent: Marjorie Shansky, Esq.

C. “Hanford Commons” Application to modify approved Site Plan for Affordable Housing (CGS 8-30g)

Development to construct a three story, 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.

109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node

Applicant: Hanford Commons, LLC Owner: 109 Lynde Street, LLC

Agent: Marjorie Shanskey, Esq.

Mike Ott asked to table to the next meeting per the applicant.

MOTION to TABLE “Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g) Development to construct a three story (20,539 s.f.) apartment building (15 units total/5 affordable) 101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node to the next regular scheduled meeting. **MADE:** A. Laferriere; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Armstrong, K. Toolan, A. Laferriere, D. Leake; **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

III. NEW BUSINESS

A. “T-Mobile” Application for Certificate of Zoning Compliance for Signs

28 Spencer Plain Road, Map 26/Lot 6-12, Shopping Center B-2 District

Applicant/Agent: David Hemming, CT Sign Co.

David Hemming presented for the applicant. Current sign is being replaced with channel letter signage that will now be white on pink with an enlargement of the font, there will be no back lighting and the proposed sign is in compliance of regulations.

MOTION to recommend APPROVAL of “T-Mobile” Application for Certificate of Zoning Compliance for Signs. 28 Spencer Plain Road, Map 26/Lot 6-12, Shopping Center B-2 District as presented **MADE:** K. Toolan **SECONDED:** E. Armstrong **VOTING IN FAVOR:** E. Armstrong, K. Toolan, A. Laferriere, D. Leake; **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

B. “Head to Tail Dog Grooming” Application for Certificate of Zoning Compliance for Signs

9-19 King Street, Map 36/Lot 6, Shopping Center B-2 District

Applicant/Agent: Jenny Lyn Anderson

Applicant was not present for meeting.

MOTION to TABLE “Head to Tail Dog Grooming” Application for Certificate of Zoning Compliance for Signs. 9-19 King Street, Map 36/Lot 6, Shopping Center B-2 District **MADE:** K. Toolan; **SECONDED:** D. Leake; **VOTING IN FAVOR:** E. Armstrong, K. Toolan, A. Laferriere, D. Leake; **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

IV. REGULAR BUSINESS

A. Minutes

Minutes were voted on before the application for Head to Tails was heard.

MOTION to **APPROVE** the Minutes of June 27, 2022 as presented **MADE:** D. Leake: **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Armstrong, K. Toolan, A. Laferriere, D. Leake; **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

VI. ADJOURNMENT

MOTION to adjourn the meeting of July 11, 2022 at 7:17 p.m. to the next regular meeting scheduled for Monday, July 25, 2022 at 7:00 p.m. **MADE:** E. Grochowski **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Armstrong, K. Toolan, A. Laferriere, D. Leake; **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

Respectfully submitted,

Sarah Makowicki

Recording Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, July 25, 2022 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

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