



TOWN OF OLD SAYBROOK
Architectural Review Board

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Executive Board

Emily Grochowski, Chairman
Edward Armstrong, Vice Chairman
Kate Caldarella, Secretary
Donna Leake
Kathryn Toolan

Alternate Members

Tine Rupp
Andre Laferriere

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, August 8, 2022 at 7:00 p.m.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. ROLL CALL

E. Grochowski called the meeting to order at 7:00 p.m.

Attendant Members – E. Grochowski, A. Laferriere (seated for E. Armstrong),
Donna Leake, Kathryn Toolan

Absent Members – E. Armstrong, Tina Rupp, Kate Caldarella

Attendant Staff – Sarah Makowicki, Clerk, Brenda Condren-Hogan, Clerk

One member of the public present with five more via Zoom.

B. MINUTES

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

II. SIGN APPLICATIONS

- A. “Duby’s Bagels & Bakery” Application for Certificate of Zoning Compliance for Signs** 785 Boston Post Rd, Map 36/Lot 70, Shopping Center Business B-2 District
Applicant: David Shelsky

David Shelsky presented no change to existing sign size or structure, Back light included.

MOTION to recommend **APPROVAL** of “Duby’s Bagels & Bakery” Application for **Certificate of Zoning Compliance for Signs**. 785 Boston Post Rd, Map 36/Lot 70, Shopping Center Business B-2 District to the next ARB meeting on August 8, 2022 **MADE:** K. Toolan; **SECONDED:** D. Leake; **VOTING IN FAVOR:** E. Grochowski,, A. Laferriere, **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

III. DESIGN REVIEW APPLICATIONS

- A. **“STOP & SHOP” Discussion for Design Review for Façade Renovation**
665 Boston Post Rd, Map 36/Lot 103, Shopping Center Business B-2 District,
Coastal Area Management Zone, Pedestrian Node
Applicant: Stop & Shop Supermarkets, Lydia Fadool (zoom), Agent: N. Nitschke, ALA

N. Nitschke presented samples of different materials to be applied to the façade.
Accent lights, sign to remain as existing, total height thirty feet/four inches.
The board discussed colors and lighting choices. Applicant to send in revised plan
for next meeting.

MOTION to CONTINUE of “STOP & SHOP” for Design of Façade Renovation 665
Boston Post Rd, Map 36/Lot 103, Shopping Center Business B-2 District, Coastal Area
Management Zone, Pedestrian Node. **MADE:** E. Grochowski; **SECONDED:** K. Toolan;
VOTING IN FAVOR: A. Laferriere, D. Leake **OPPOSED:** None **APPROVED:**
4-0-0.

IV. REFERRALS

- 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
Applicant: Hanford Commons, LLC Owner: 109 Lynde Street, LLC
Agent: Marjorie Shansky, Esq. (Zoom). Lighting Consultant: Sylvia Perdakis

The ARB board reviewed all three above “ Hanford Commons” applications simultaneously.

Lorna D. Mitchell resident of 26 Whitewood Street, Old Saybrook in attendance expressed concern in reference to lighting.

Engineer M. Ott and Sylvia Perdikis from Apex Lighting Solutions presented a new photometric plan showing.

- correct locations of all fixtures
- reduction of light trespass onto neighboring properties to what is allowable.

MOTION to APPROVE plan “Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g) as presented with condition to remove building lighting at the back of the building and on corner of Lynde and Elm Street to reduce concentration of lighting. Lynde Street, Map 36/Lots 87-89, Residence A District, Pedestrian Node. **MADE:** A. Laferriere **SECONDED:** D. Leake **VOTING IN FAVOR:** E. Grochowski, K. Toolan **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

V. MINUTES

A. MINUTES

MOTION to APPROVE the Minutes of July 25, 2022 as presented **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** K. Toolan, D. Leake **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

VI. ADJOURNMENT

MOTION to adjourn the meeting of August 8, 2022 at 8:15 p.m. to the next regular meeting scheduled for Monday, August 22, 2022 at 7:00 p.m. **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** D. Leake, K. Toolan **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

Respectfully submitted,

Brenda Condren

Recording Clerk

NEXT REGULARLY SCHEDULED HYBRID MEETING

Monday, August 22, 2022 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

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