



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

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**Executive Board**

*Emily Grochowski, Chairman*  
*Edward Armstrong, Vice Chairman*  
*Donna Leake*

*Kathryn Toolan*  
*Andre Laferriere*

**Alternate Members**

*Tina Rupp*  
*Kate Caldarella*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Monday, November 14, 2022 at 7:00 p.m.  
Town Hall, 2<sup>nd</sup> 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, K. Toolan, A. Laferriere, T. Rupp (seated for E. Armstrong), K. Caldarella (seated for D. Leake)

Members Absent – D. Leake, E. Armstrong

Staff – Carolina Maharbiz, Recording Clerk

**B. Minutes**

The Chair moved to hear the agenda item “Minutes” at the end of the meeting.

**II. NEW BUSINESS**

- A. **Preliminary Discussion** for renovations at both Shoreline Hyundai Dealership, 235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District and Shoreline CDR&J Dealership, 255 Middlesex Tpke, Map 52/Lot 63-3, Gateway Business B-4 District

Aron Schumacher, an engineer with Doane Engineering, and architects Jaime Tischler and Chris Free, with Cityscape Architects, presented. Owner Alex Castergini was also present. Mr. Schumacher explained that the owners of two units that are part of a five-condo unit area on Middlesex Turnpike plan to propose a modification to a special permit. The proposal for the Chrysler dealership unit includes renovations and additions, specifically a drive-thru service bay, a small addition, repairs to the septic system, resurfacing the parking lot, and improvements to the landscaping. For the Hyundai dealership unit, the proposal includes similar building additions, including a drive through service bay, as well as general cleanup, but does not include repairs to the septic.

Architect Jamie Tischler discussed the architectural plans for the Chrysler/Dodge/Ram (“CDR”) & Jeep dealership. The renovations include demolishing two canopies, adding a new drive-thru customer service reception with two lanes, building a new enclosed service writer’s area, and building an enclosed vehicle delivery area. The second floor will remain the same. They are exploring solar panels and adding a few charging stations. Ms. Tischler showed visuals of the proposal and explained that the goal is to make the Jeep brand appear to be in a separate building from the CDR brands by having a separate entrance and the use of different colored materials. She showed the different metal panels and materials to be used.

E. Grochowski explained that per regulations, signage is not allowed on the roof, which has been interpreted to mean that signs are not allowed on a parapet that goes above the roof. Additionally, she explained that the regulations only allow two wall signs. Commission members discussed the potential inclusion of a canopy on the Chrysler side of the building, lighting for the signs, number of permissible signs, and landscaping requirements. E. Grochowski stated that the Commission would need to see the lighting plan and lighting specifications, the sign specifications and lighting for the signs, dimensions, drawings of existing elevations, and the landscaping plan. Commission members were also shown and discussed a permanent Jeep mountain structure to be added to the front.

Architect Chris Free discussed the architectural plans for the Hyundai dealership unit. The renovations include demolishing an existing canopy on the north side, removing existing framing and glazing as well as the masonry walls on the showroom, adding an enclosed vehicle delivery on the south side, and adding a two-bay service reception. He showed elevations and pictures and discussed the proposed materials.

E. Grochowski referenced the façade articulation regulations and the need to see the dimensions to see if the proposal is potentially less compliant with the regulations. She stated that the applicant needs to present the lighting plans and specifications, the signage plans and specifications, existing elevations, dimensions, the landscaping plan, and material samples. Decision made that the applicant will return with a formal application.

#### B. 2023 Meeting Calendar

**MOTION** to approve the 2023 Meeting Calendar. **MADE:** E. Grochowski; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, K. Toolan, A. Laferriere, T. Rupp, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

III. **SIGN APPLICATIONS** – nothing to discuss

IV. **DESIGN REVIEW APPLICATIONS** – nothing to discuss

V. **REFERRALS** – nothing to discuss

Agenda Item I.B. Minutes:

**MOTION** to approve the Minutes of October 24, 2022 as presented. **MADE:** E. Grochowski; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, K. Toolan, A. Laferriere, T. Rupp, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None.  
**APPROVED:** 5-0-0.

**VI. ADJOURNMENT**

**MOTION** to adjourn the meeting of November 14, 2022, at 8:07 p.m. to the next regular meeting scheduled for Monday, November 28, 2022. **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, K. Toolan, A. Laferriere, T. Rupp, K. Caldarella; **OPPOSED:** None; **ABSTAINING:** None.  
**APPROVED:** 5-0-0.

Respectfully submitted,  
Carolina Maharbiz, Recording Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Monday, November 28, 2022 at 7:00 P.M.**  
Town Hall, 2<sup>nd</sup> Floor Conference Room  
302 Main Street, Old Saybrook

check our website for dial in information and additional  
meeting documents.

[Architectural Review Board web page](#)