

TOWN OF OLD SAY BROOK  
**Architectural Review Board**

**Executive Board**  
*Susan Missel, Chair*  
*Anthony Brodeur Vice Chairman*  
*Barbara D'Agostino, Secretary*

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*Theodore Pendleton*  
*Donna Perrotti Leake*  
**Alternate Members**  
*Emily Grochowski*  
*Kate Caldarella*

**Regular Meeting Minutes**  
**Monday August 27, 2018 at 7:00 P.M.**

**I. REGULAR BUSINESS**

**A. Roll Call**

**Attendant Members**

Susan Missel  
Anthony Brodeur  
Theodore Pendleton  
Donna Perrotti Leake

**Absent Members**

Kate Caldarella  
Barbara D'Agostino  
Emily Grochowski

**Attending Staff**

Stella Beaudoin, Recording Clerk  
Susan Beckman, Economic Development Director

S Missel stated that she reserves the right to change the order of the Agenda.

**II. NEW BUSINESS**

- A. “Pearls & Plaid”** Application for Certificate of Zoning Compliance for Signs  
875 Boston Post Road, Map 36/Lot 1, Shopping Center B-2 District  
*Applicant: Caroline Olson:*

Caroline Olson who presented on behalf of the petition stated that she is moving her business to a new location and is requesting approval of the placement of one sign on the front of the building, above the store front which will be the same size as the existing sign.

**MOTION** to approve “Pearls & Plaid” Application for Certificate of Zoning Compliance for Signs, 875 Boston Post Road, Map 36, Lot 1, Shopping Center Business B-2 District as presented; **MADE** D. Leake; **SECONDED:** T Pendleton; **VOTING IN FAVOR:** S Missel, D Leake; A Brodeur, T Pendleton; **ABSTAINING:** None; **OPPOSED:** None; **APPROVED:** 4-0-0.

- B. “North Cove Shops” Application for Special Exception Permit to add new 2040 s.f. office Building and Signs.  
75 Main Street, Map 37/Lot 36, Central Business B-1 District, Ped Node  
*Applicant: 75 Old Saybrook, LLC      Agent: Attorney David Royston*

Anthony Izzo and David Royston, Esq. presented on behalf of this proposal.

D Royston stated that a special exception was previously granted for the structure and as part of the special exception and the façade, landscaping, etc. was previously reviewed by the ARB.

D Royston stated that he is seeking a referral from the ARB on the building facades, the elevations and the signage. The up-lighting that will be utilized is identical to that used on the North Cove building. The Charles Schwab business sign will be linear white face lit channel letters. The west elevation, small sign will also be done in small, white channel lettering.

**MOTION** to approve “North Cove Shops” Application for Special Exception Permit to add new 2,040 s.f. Office Building and Sign; 75 Main Street, Map 37/Lot 36 Central Business B-1 District, Pedestrian Node; with the following changes; 1) The west elevation Charles Schwab sign to be changed to white channel internally illuminated lettering, with graphics as shown on the plan; 2) Signs on the north elevation will be changed to white channel letter signs, internally illuminated and the goose neck lighting will be eliminated; 3) The two signs will not altogether be more than the allowed size and will be in proportion and placed as close as possible; 4) The next retail occupant will utilize the same lettering for signage; 5) All architectural materials on the entire building will match the Denali building and the up-lighting under the canopy will be consistent with the Denali building; **MADE** A Brodeur; **SECONDED:** D Leake; **VOTING IN FAVOR:** S Missel, D Leake, A Brodeur, T Pendleton; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

## 1. REGULAR BUSINESS

### A. Minutes

**MOTION** to approve the August 13, 2018 Meeting Minutes with the following amendments: 1) Page 3, details as related to the SWAG petition: The applicant agreed to remove the two side graphic embellishments on the sign; 2) The Applicant stated that the ZEO advised that the blue background was not part of the sign dimensions; 3) The ARB expressed concern that the SWAG sign would overwhelm the adjoining business signs; **MADE** by D Leake; **SECONDED:** T Pendleton; **VOTING IN FAVOR:** S Missel, D Leake, A Brodeur, T Pendleton; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

### B. Correspondence & Announcements

None.

### C. Committee, Representative & Staff Reports

S Missel thanked Tony Brodeur for his many years of service to the Architectural Review Board and stated that his input, expertise and presence will be missed.

### III. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:10p.m. to the regular meeting on Monday, September 10, 2018 at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by D Leake **SECONDED:** A Brodeur; **VOTING IN FAVOR:** S Missel , D Leake, A Brodeur, T Pendleton; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully submitted,

Stella C. Beaudoin  
Administrative Clerk