



TOWN OF OLD SAY BROOK
Architectural Review Board

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Theodore Pendleton
Donna Perrotti Leake
Alternate Members
Emily Grochowski
Kate Caldarella

MINUTES
Regular Meeting
Monday August 13, 2018 at 7:00 P.M.
1st Floor Conference Room
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

Attendant Members

Susan Missel
Donna Perrotti Leake
Theodore Pendleton
Kate Caldarella seated for A Brodeur

Absent Members

Anthony Brodeur
Emily Grochowski
Barbara D'Agostino

Attending Staff

Christina Costa, Zoning Enforcement Officer

S Missel called the meeting to order at 7:02 p.m. Items A, B & C of Regular Business were moved to follow Item III New Business.

II. NEW BUSINESS

- A. SWAG"** Application for Certificate of Zoning Compliance for Signs
875 Boston Post Road, Map 36/Lot 1, Shopping Center B-2 District
Applicant/Agent: Michael Hoinsky

This is a proposal to approve a sign that has been installed. The sign is comprised of ½" poly white letters "SWAG", teal background on existing aluminum tube construction. The letters are raised 2" above projected externally existing cover light. The door color will match the background.

Michael Hoinsky who presented on behalf of this application apologized to the Board for installing the signage prior to approval.

S Missel asked for detail on the dimensions. M Hoinsky stated that the entire sign was moved over one-half foot by pushing the design elements closer together so as to appease the sign regulations.

S Missel stated that she is not happy with the graphics in that the letters are very large and she recommended a different design utilizing a different font.

M Hoinsky explained that his sign is only comprised of four letters and visibility is a concern.

D Leake suggested that the applicant soften the graphics that flank the letters.

MOTION to approve the “SWAG” Application for Certificate of Zoning Compliance for Signs 2875 Boston Post Road, Map 36 / Lot 1 with the following recommendations 1) Cut back on the teal coloring on both sides of the graphics and mimic the existing wall in the grey/beige tone; 2) Remove the chair and the vase graphics; 3) Remain consistent with sign regulations; **MADE:** T Pendleton; **SECONDED:** K Caldarella; **VOTING IN FAVOR:** T Pendleton, D Leake, K Caldarella; **ABSTAINING:** None. **OPPOSED:** S Missel; **APPROVED:** 3-0-1.

- B. “Jennifer Charbonnier, PhD, LMFT” Application for Certificate of Zoning Compliance for Signs
12 Coulter Street/100 Main Street, Map 37/Lot 101, Central Business B-1 Dist.
Applicant/Agent: Jennifer Charbonnier

This is a proposal to install a 48” x 24” non-illuminated wall sign.

Jennifer Charbonnier who presented on behalf of this application distributed color renderings of her proposal.

Board members were in favor of the graphics and the size of the proposed sign however it was suggested that the placement of the sign be situated in a location that offers more visibility.

MOTION to approve the “Jennifer Charbonnier, PhD, LMFT” Application for Certificate of Zoning Compliance for Signs; **MADE:** D Leake with the following recommendation; 1) Placement of the sign in a location that offers the most visibility; **SECONDED:** K Caldarella **VOTING IN FAVOR:** S Missel, T Pendleton, D Leake, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

- C. “Wild Birds Unlimited” Application for Design Review and Certificate of Zoning Compliance for Signs
2,086 s.f. retail bird supply and nature shop.
434 Boston Post Road, Map 42/Lot 17, Gateway Business B-4 District
Applicant: Nautical Naturalist, LLC Agent: Joe Wren, P.E.
ACTION: Review and report to ZC for 8/20/2018 meeting.

This is a proposal to install a building mounted sign on the front (west side) of the existing building and a freestanding sign near the front (northwest corner) of the lot. The new 32”L x 97”W building mounted sign will have a gross area of 21.6 s.f. and is less than the 72.8 s.f.

allowed. The new freestanding sign will be illuminated by 8' long top mounted LED light strips and the supportive post structures will not exceed 8' in height and the freestanding signage, lighting and decorative finials will not exceed 10' in height including the planter bed.

Joe Wren, P. E. Indigo Land Design, LLC presented on behalf of Kenneth and Jessica Penfield who were in the audience.

J Wren stated that this business whose focus is a wild bird and nature shop is a part of a franchise comprised of over 350 stores. This business will specialize in the sale of bird seed, feeders, houses, birdbaths and other products relating to the hobby of backyard bird feeding. There will be seasonal sale of plants and the business will facilitate occasional talks or presentations. A 10' x 10' canopy will be utilized and some events may take place after normal store hours of operation. J Wren stated that this particular business supports the river, the marsh and the water which is in keeping with the Mariner's Way concept.

The existing building is 1200 s.f. and the proposed addition is 10 feet for total of 440 s.f. J Wren stated that the majority of addition is to be utilized for storage and the front of the building will be utilized for retail. Plantings to the perimeter and side buffer will be comprised of a plant wall.

The Birds Unlimited backlit building signage will be 32'H x 97'L and a 10.5' tall, freestanding sign post, top mounted 6' wide by 8' tall for total of 48 square foot signage. The proposed signs are in keeping with the branding for this franchise.

MOTION to approve as presented the "Wild Birds Unlimited" Application for Certificate of Zoning Compliance for Signs with the following recommendations: 1) the raised planter on the freestanding sign will be eliminated; 2) The building sign will be backlit; **MADE:** D Leake; **SECONDED:** T Pendleton; **VOTING IN FAVOR:** S Missel: T Pendleton, D Leake, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

D. "KUR Recovery Spa" Application for Certificate of Zoning Compliance for Signs
238 Main Street (mailing 252 Main), Map 37/Lot 133, Central Business B-1 District
Applicant/Agent: Allyson Tanner

This is a proposal to install a cut vinyl sign with "KUR Recovery Spa" in black and white and mounted to the building above the windows. The 68"L x 32"H, non-illuminated sign will be mounted by One Look Signs with aluminum brackets.

MOTION to approve the "KUR Recovery Spa" Application for Certificate of Zoning Compliance for Signs; **MADE:** S. Missel with the following provision; 1) The window signs are to remain within the zoning regulations; **SECONDED:** D. Leake; **VOTING IN FAVOR:** S Missel: T Pendleton, D Leake, K Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

1. REGULAR BUSINESS

A. Minutes

MOTION to approve the July 9, 2018 Meeting Minutes with following amendment: 1) Page 3, second paragraph from bottom, 3rd line down to read: “Arborvitae with *Leyland Cypress*”; **MADE** by D Leake; **SECONDED**: T Pendleton; **VOTING IN FAVOR**: S Missel: T Pendleton, D Leake, K Caldarella; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 4-0-0.

B. Correspondence & Announcements

None.

C. Committee, Representative & Staff Reports

There were no reports.

III. ADJOURNMENT

MOTION to adjourn the meeting at 9:05 p.m. to the regularly scheduled meeting on Monday, August 27, 2018 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by S Missel; **SECONDED**: K. Caldarella; **VOTING IN FAVOR**: S Missel: T Pendleton, D Leake, K Caldarella; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 4-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Clerk