

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

302 Main Street • Old Saybrook, Connecticut 06475-1741
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Executive Board
Susan Missel, Chair
Anthony Brodeur Vice Chairman
Barbara D'Agostino, Secretary

Theodore Pendleton
Donna Perrotti Leake
Alternate Members
Emily Grochowski
Kate Caldarella

Regular Meeting Minutes
Wednesday, June 25, 2018 at 7:00 P.M.
Town Hall, Cafeteria
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

Attendant Members

Anthony Brodeur
Theodore Pendleton
Emily Grochowski

Absent Members

Donna Perrotti
Barbara D'Agostino
Susan Missel

Attending Staff

Stella Beaudoin, Recording Clerk

A Brodeur called the meeting to order at 7:03 p.m.

A Brodeur stated that he reserves the right to change the order of the Agenda.

II. NEW BUSINESS

- A. "Master Tile" Application for Certificate of Zoning Compliance for Signs
725 Boston Post Road, Map 36/Lot 100, Shopping Center Business B-2 District
Applicant/Agent: Jhinson Jara *Owner: MVJJ, LLC*

Jhinson Jara presented on behalf of this application. This is a proposal for a free-standing, two-sided illuminated sign to be placed on the existing pole, 30" height x 96" width.

T Pendleton advised the applicant that the illuminated sign was to be placed on a timer.

MOTION to approve "Master Tile" Application for Certificate of Zoning Compliance Signs, 725 Boston Post Road, Map 36/Lot 100, Shopping Center Business B-2 District; with
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the following recommendation: 1) The illumination will be kept to a minimum so as to make the sign effective; **MADE A Brodeur; SECONDED: E. Grochowski; VOTING IN FAVOR: E Grochowski; A Brodeur, T Pendleton; ABSTAINING: None. OPPOSED: None. APPROVED: 3-0-0.**

- B. “Cottage Flair” Application for Certificate of Zoning Compliance for Signs**
141 Boston Post Road, Map 44/Lot 15, Gateway Business B-4 District
Applicant: Jennifer White

Jennifer White presented on behalf of this application. This is a proposal for a 32” x 20” non-illuminated street sign and a freestanding 27” x 18” non-illuminated sign

MOTION to approve “Cottage Flair” Application for Certificate of Zoning Compliance Signs, 141 Boston Post Road, Map 44/Lot 15, Gateway Business B-4 District; with the following recommendation: 1) Change the text on the wall sign “Cottage Flair” to white; MADE A Brodeur; SECONDED: E Grochowski; VOTING IN FAVOR: E Grochowski; A Brodeur, T Pendleton; ABSTAINING: None. OPPOSED: None. APPROVED: 3-0-0.

- C. “Coastal Health & Wellness” Application for Certificate of Zoning Compliance for Signs**
256 Boston Post Road, Map 44/Lot 11, Gateway Business B-4 District
Applicant/Agent: Sabrina Foulke

Sabrina Foulke who presented on behalf of this application discussed the proposed planting plan, handicap access and parking.

Insofar as a deciduous tree species for buffering purpose, T Pendleton recommended a Douglas Fir, a Blue Spruce or Sun Maple.

The handicap ramp will be situated on left side of the building and will be fabricated from pressure treated wood with metal hand rails.

The lighting will be comprised of two gooseneck fixtures which will be mounted to the signage board. The sign will be done in shades of blue and green.

A Brodeur recommended that the Coastal Health & Wellness sign to be more proportionate with the Angus McDonald Gary Sharpe sign.

MOTION to approve “Coastal Health & Wellness” Application for Certificate of Zoning Compliance Signs and Site Plan, 256 Boston Post Road, Map 44/Lot 11, Gateway Business B-4 District; with the following recommendation: 1) Site Plan: add 2 or 3 deciduous low growing Maple trees on left side buffer; 2) The Evergreen buffer can be Douglas Fir or Spruce or Leyland Cypress; 3) Flowering shrubs will include Endless Summer Hydrangea; 4) The low growing Junipers may be replaced with lower maintenance Evergreens; 5) Signs: The changes per Exhibit A submitted at this meeting to include the top “Coastal” sign which will have a curve top and will be expanded out; and on the lower “Angus McDonald” sign the logo will be centered to match the center location of the top sign and the name will be on the bottom

of the sign as per Exhibit A; 6) The Angus McDonald logo will be done in lighter blue or perhaps a blue border; **MADE A Brodeur; SECONDED: T Pendleton; VOTING IN FAVOR: E Grochowski; A Brodeur, T Pendleton; ABSTAINING: None. OPPOSED: None. APPROVED: 3-0-0.**

D. “McDonald’s Restaurant” Preliminary Discussion
1061 Boston Post Road, Map 28/Lot 15, Restricted Business B-3 District
Applicant/Agent: Geoffrey P. Fitzgerald, P.E., AICP

Presenting on behalf of this proposal were Dick Spero and Geoff Fitzgerald, PE, AICP, Branch Manager Bohler Engineering. G Fitzgerald stated that the drive-in sign will be redone with a digital menu board which will auto dim at dusk and new clearance bar will be installed. G Fitzgerald stated that he will present again in the future with the finalized sign design.

G Fitzgerald stated that the brick will be painted to a muted cream color and a brick tile vertical band will be installed with the logo situated on it with perhaps a hearty plank over the brick to offer relief. The drive-through configuration will not change.

A Brodeur suggested that the applicant omit the parapet and try to keep the design in keeping with the New England feeling to the structure. G Fitzgerald stated that he will put together a plan and present with a formal design review application at a future meeting.

MOTION to approve “McDonald’s Restaurant” Preliminary Discussion, 1061 Boston Post Road, Map 28/Lot 15, Restricted Business B-3 District; The Board has reviewed the site plan and the building façade renovation and the proposed new building design does not fit with the design standards. The applicant will redesign and appear before the board with a new plan and a formal design review application; MADE A Brodeur; SECONDED: T Pendleton; VOTING IN FAVOR: E Grochowski; A Brodeur, T Pendleton; ABSTAINING: None. OPPOSED: None. APPROVED: 3-0-0.

1. REGULAR BUSINESS

A. Minutes

MOTION to table the review and approval of the June 11, 2018 Meeting Minutes; MADE by A. Brodeur; SECONDED: T Pendleton; VOTING IN FAVOR: E Grochowski; A Brodeur, T Pendleton; ABSTAINING: None. OPPOSED: None. APPROVED: 3-0-0.

B. Correspondence & Announcements

None.

C. Committee, Representative & Staff Reports

None.

III. ADJOURNMENT

MOTION to adjourn the meeting at 8:30 p.m. to the next regularly scheduled meeting on Monday, July 9, 2018 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by E. Grochowski; **SECONDED:** T Pendleton; **VOTING IN FAVOR:** E Grochowski, A Brodeur, T Pendleton; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

Respectfully submitted,

Stella C. Beaudoin
Administrative Clerk