



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
Tina Rupp
Andre Laferriere

MINUTES
REGULAR HYBRID MEETING
Monday, November 8, 2021 at 7:00 p.m.

I. REGULAR BUSINESS

A. Roll Call

The Chair, Emily Grochowski, called the meeting to order at 7:00 p.m.

Members present: Emily Grochowski, Edward Armstrong - Virtual
Andre Laferriere seated for Kate Caldarella

Members absent:
Kate Caldarella, Kathryn Toolan, and Tina Rupp

The Chair moved to hear the agenda item “Minutes” after “New Business.”

II. NEW BUSINESS

- A. “Pasta Vita” Application for Site Plan Review** Add two 108 s.f. dormers for additional office space and mechanical room/storage 225 Elm Street, Assessor’s Map 38/Lot 3 Industrial I District, Coastal Area Management Zone
Applicant: RLC Properties *Agent: Joe Wren, P.E.*

Architect Craig Laliberte presented for the applicant. The board all agreed that the design was nicely done and had no recommendations for the application.

MOTION to recommend approval **“Pasta Vita” Application for Site Plan Review** Add two 108 s.f. dormers for additional office space and mechanical room/storage 225 Elm Street, Assessor’s Map 38/Lot 3 Industrial I District, Coastal Area Management Zone as presented; **MADE** by A. Laferriere; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

- B. “Cumberland Farms” Application for Minor Modification to Special Exception**
Add a 118 s.f. storage box. 602 Main Street, Assessor’s Map 40/Lot 50 Shopping Center Business B-2 District, Pedestrian Node
Applicant: Cumberland Farms, Inc. *Agent: Joseph P. Williams, Esquire*

Joseph Williams and Hailey Weber presented for the applicant. The board voiced their concerns that the new dumpster setup would be encroaching into the 10' landscape buffer, the board questioned if there was a need to have 2 dumpsters instead of the 1 that is currently on the property. There was also a concern about having some kind of buffer between the street and the parking area adjacent to the landscape island. The suggestion was made that a low profile manufactured stone wall be built to protect pedestrians and the street traffic from the parking area. Also, the board recommended that the applicants be consistent with the color white being used on multiple surfaces, with the recommendation of using the "Alcoa Shell White" color.

MOTION to recommend approval for "Cumberland Farms" Application for Minor Modification to Special Exception. Add a 118 s.f. storage box. 602 Main Street, Assessor's Map 40/Lot 50 Shopping Center Business B-2 District, Pedestrian Node with the following recommendations: The dumpster enclosure does not encroach into the 10' landscape buffer, a manufactured stone wall be built to protect the parking area from street traffic, and that all white paint being used be the color "Alcoa Shell White". **MADE** by E. Grochowski; **SECONDED**: A. Laferriere; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, A. Laferriere; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

III. REGULAR BUSINESS

B. Minutes

MOTION to approve the meeting minutes of October 13, 2021 as presented; **MADE** by E. Grochowski; **SECONDED**: E. Armstrong; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, A. Laferriere; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

IV. ADJOURNMENT

MOTION to adjourn the meeting at 7:14 p.m. to the next regular meeting scheduled for Monday, October 25, 2021 at 7:00 p.m. in the 2nd floor conference room, Old Saybrook Town Hall, 302 Main Street and via teleconference; **MADE** by E. Armstrong, **SECONDED**: E. Grochowski **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, and A. Laferriere; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

Respectfully Submitted,

Recording Clerk