



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

302 Main Street • Old Saybrook, Connecticut 06475-1741  
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**Executive Board**  
*Susan Missel, Chairman*  
*Emily Grochowski, Vice Chairman*  
*Kate Caldarella, Secretary*  
*Donna Perrotti Leake*  
*Edward Armstrong*

**Alternate Members**  
*Robert Hansen, Jr.*  
*Kathryn Toolan*

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 22, 2019 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**

Vice Chair Emily Grochowski called the meeting to order at 6:57pm.

Members present: Emily Grochowski, Kate Caldarella, Edward Armstrong, and Kathryn Toolan seated for Susan Missel

Members absent: Susan Missel, Donna Leake, Robert Hansen

Staff: Zoning Enforcement Officer Chris Costa, and Meryl Moskowitz, Recording Clerk

Three members of the public were present in the audience.

**B. Minutes**

E. Grochowski moved to hear New Business before 'Minutes'.

**II. NEW BUSINESS**

**A. “Shops at Oyster River” Modification to CZC/Special Exception for Signs**

Amend free-standing & building signs for name change from Agway to Smithland Supply.

923 Boston Post Road, Assessor's Map 29/Lot 4

Business B-2 District, Coastal area Management Zone, Pedestrian Node, AE-11 Flood Zone

Zoning Enforcement Officer Chris Costa explained that the applicant wants to add “Smithland Supply” to the signage, following new ownership of the business. The sizes of the two signs will not change.

Upon reviewing proposed design of the signs, Ed Armstrong commented that there was a lot of text on the sign and that driving by at 35 mph, one would not have time to take in all the text and information. Members agreed that “lawn garden pet center” seemed superfluous and complicated the sign.

E. Armstrong made a motion to approve the free-standing sign at Rt. 1, with modifications: remove lawn, garden, pet center, Agway, and that “Smithland Supply” and logo be centered; and to approve the building wall sign as presented. The motion was amended by Vice Chair Emily Grochowski to approve the wall sign with modifications: the shape and size of the overall sign is to be modified so that the two vertical timbers are not covered by the sign, reducing the sign by approximately 9” on either side, and the main logo is centered.

**MOTION** to approve with modifications the **“Shops at Oyster River” Modification to CZC/Special Exception for Signs**, amend free-standing & building signs for name change from Agway to Smithland Supply, 923 Boston Post Road, Assessor’s Map 29/Lot 4, Business B-2 District, Coastal area Management Zone, Pedestrian Node, AE-11 Flood Zone. 1) that the free-standing sign on Rt.1 state “Smithland Supply” with logo, that the following text be removed: lawn, garden, pet center, Agway, and that “Smithland Supply” and logo be centered, and 2) on the wall-mounted sign, that the shape and size of the overall sign is modified so that the two vertical timbers are not covered by the sign, reducing the sign by approximately 9” on either side, and the main logo is centered; **MADE by:** E. Armstrong; **SECONDED:** Kate Caldarella; **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, E. Armstrong, K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

B. **“Hanford Commons”** Application for Special Exception Use. (housing separate 8-30g site plan application)—12,361 s.f. total (0.79 ac.)

**Bldg. A:** 2,345 s.f. for Retail & Office (3,701 s.f. for 3 dwelling units above)—6,046 s.f.

**Bldg. B:** 3,091 s.f. for Restaurant (3,224 s.f. for 3 dwelling units above)—6,315 s.f.

76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1)

*Shopping Center Business B-2 District, Pedestrian Node*

Applicant: Hanford Commons, LLC Agent: Marjorie Shansky, Esq.

C. **“Hanford Commons Residences”** Application for Site Plan for Affordable Housing Development CGS 8-30g (businesses separate application)

**Bldg. A:** 3,701 s.f. for 3 dwelling units (2,345 s.f. Retail & Office below)—6,046 s.f.

**Bldg. B:** 3,224 s.f. for 3 dwelling units (3,091 s.f. Restaurant below)—6,315 s.f.

76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1)

**Bldg. C:** 8,676 s.f. for 8 dwelling units—8,676 s.f. total (0.46 ac.)

99 Lynde St., (Map 36/Lot 87), *Residence A District*

*Shopping Center Business B-2 District, Pedestrian Node*

Applicant: Hanford Commons, LLC Agent: Marjorie Shansky, Esq.

Present for the applicant were Attorney Marjorie Shansky, Developer Michael Picard, Professional Engineer Michael Ott, Gianna Bradford for site design, and Abigail Adams, landscape architect.

Gianna Bradford reviewed site plans and building materials. E. Grochowski asked about the height of the building and the proposed tower at Building B and whether or not it is okay that the tower is above the 35' height regulation. C. Costa explained that the applicant can request certain items be waived as relates to the affordability component, but is trying to meet the housing regulations with minimal exceptions.

B. Costa read the relevant regulation and members agreed that the proposed tower does not occupy more than 25% of the area of the roof and therefore was within regulation.

C. Members discussed the 40 ft facade regulation and the need for articulation. Members agreed that the pergola in the south entry wall of the restaurant serves to meet the intent of Zoning Regulation 68.2.4a.

Members discussed signage and the need for uniformity, particularly once tenants are secured.

The following items were agreed upon:

Signs at 96-98 Lynde Street: the two band signs are to each be 8 ft long by 15” high, maximum, with raised letters;

Sign at 76 Elm Street: the sign is to be 8 ft long by 5 ft high, maximum, not backlit; with gooseneck lighting, with the location as shown on site plan dated 7/5/2019. Tenants are to return to ARB for final approval.

Sign at 76 Elm Street: the smaller hanging sign is to be 3 ft long by 2 ft high maximum, with backside of sign to be finished.

Members discussed street signs and agreed they need to be consistent. Members were in agreement with the location of the building numbers, that lettering should be raised and the size should meet town ordinance.

There was discussion about the south side building elevation at 96-98 Lynde Street, and whether the facade had articulation. It was determined the wall is not greater than 40' and thus meets the intent of 68.2.4a. E. Armstrong added that the building will be a great addition to the Town.

ARB reviewed the west elevation of 99 Lynde Street and feels that the wall is interrupted and does not need a two-foot jog.

Abigail Adams, landscape architect, reviewed landscaping, explaining the intent is to provide four season interest.

Donna Peterson, resident at 101 Lynde Street, expressed concern that the fence between her property and 99 Lynde Street does not extend the full length of the property, which she had understood the applicant had agreed to at the previous ARB meeting, and also stated she had thought the fence material would be azac. She is concerned that there will be insufficient privacy with partial fencing.

Michael Picard, developer, explained that a PVC fence would be maintenance free, and that arborvitae would be planted and would extend beyond the fence, providing a natural barrier.

Members discussed the merits of additional fencing, whether it be 4' or 6' high. They agreed that the Zoning Commission should consider whether, for privacy concerns, the fence should continue the whole way, and whether the arborvitae should be supplemented with another row of fence.

Members discussed lighting and agreed that the taller street light initially proposed is preferred, and recognize that it exceeds the pole height requirements of Zoning Regulations. Members felt that the original lights are more attractive and fitting with the project and the neighborhood.

**MOTION** to send a favorable referral to the Zoning Commission for **“Hanford Commons”** Application for Special Exception Use. (housing separate 8-30g site plan application)—12,361 s.f. total (0.79 ac.) and for **“Hanford Commons Residences”** Application for Site Plan for Affordable Housing Development CGS 8-30g (businesses separate application)

**Bldg. A:** 2,345 s.f. for Retail & Office (3,701 s.f. for 3 dwelling units above)—6,046 s.f.

**Bldg. B:** 3,091 s.f. for Restaurant (3,224 s.f. for 3 dwelling units above)—6,315 s.f.

76 Elm St., 96 & 98 Lynde St., (Map 36/Lots 97, 98 & 98-1) *Shopping Center Business B-2 District, Pedestrian Node*

**Bldg. C:** 8,676 s.f. for 8 dwelling units—8,676 s.f. total (0.46 ac.), 99 Lynde St., (Map 36/Lot 87), *Residence A District Shopping Center Business B-2 District, Pedestrian Node*

**with the following recommendations:**

Neighborhood Pattern & Building Design. The ARB feels the project will complement and

enhance the overall appearance of Lynde and Elm Streets.

Building numbers: ARB is pleased with overall look; letters should be raised consistent with building signs and size should meet the specifications of the Town Ordinance relating to building numbering.

Landscaping: The landscaping enhances the appearance of the neighborhood and effectively provides a positive transition between business and residential uses.

Lighting: ARB recommends approval of the building and site lighting for the project. The ARB recognizes that the height of the decorative street light originally proposed exceeded the pole height requirements of the Zoning Regulations. The ARB prefers the original street lights that exceed height requirement. The original lights are more attractive and fitting with the project and the neighborhood.

Signs. Signs at 96-98 Lynde Street: the ARB generally approves the two bands signs at 8' long by 15" high, maximum, with raised letters; the signs are approved as described. The ARB requests the Applicant return for sign review once a tenant is secured.

Sign at 76 Elm Street: The ARB approves the general concept of the raised lettering building signs as 8' long by 5' high maximum, not backlit; with gooseneck lighting, with the location as shown on site plan dated 7/5/2019. The Applicant will return to the ARB with the final design once a tenant is secured and the sign design finalized. The smaller projecting sign hanging from the building will be a maximum of 3' long by 2' high maximum, with the backside of sign to be finished. The Applicant will return to the Board with the final design once a tenant is secured.

Architecture. Architecture for 76 Elm Street: The ARB reviewed the building including the cupolas and corner scenery tower/turret. These architectural features which are allowed to exceed 35 feet in height are proportionate to the building and are attractive building features particularly on the corner of Lynde Street & Elm Street.

Architecture for 99 Lynde Street: The ARB came to a consensus that the design of the west side of the building as presented meets the intent of an uninterrupted facade through the addition of windows, trim and architectural elements. The ARB does acknowledge that the wall does not have a two-foot recess every 40 feet as described in Section 68.2.4a&b of the Zoning Regulations.

Fencing for 99 Lynde: The ARB discussed the northern perimeter landscaping buffer and if sufficient screening was provided to the neighbor at 101 Lynde Street. The application was amended to add fencing along the north property line in addition to arborvitae to provide backyard screening from the parking area to 101 Lynde Street. The Zoning Commission should consider if the fence is adequate or if the arborvitae should be supplemented with additional fencing that extend the entire length of the northern side to provide additional buffer and privacy to the neighbor. If the Zoning Commission feels the fence should be extended the full length of the property line, the ARB recommends the 6-foot fence transition to a four-foot picket or split rail fence for the front portion of the property that takes into consideration vehicle sight lines.

**MADE** by E. Armstrong; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, E. Armstrong, K. Toolan; **ABSTAINING:** None. **OPPOSED:** None.

**APPROVED:** 4-0-0.

## Minutes

**MOTION** to approve the June 24, 2019 meeting minutes **MADE** by E. Armstrong; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, E. Armstrong, K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

### III. ADJOURNMENT

**MOTION** to adjourn the meeting at 9:07p.m. to the regularly scheduled meeting on Monday, August 12, 2019 at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street at 7:00 p.m.; **MADE by:** E. Grochowski, **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, E. Armstrong, K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully submitted,

Meryl Moskowitz  
Recording Clerk