



TOWN OF OLD SAY BROOK
Architectural Review Board

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Executive Board

Susan Missel, Chair
Vacancy, Secretary

Emily Grochowski
Donna Perrotti Leake
Kate Caldarella

Alternate Members

Theodore Pendleton
Edward Armstrong
Vacant

MINUTES
Special Meeting

November 19, 2018 at 5:00 P.M.

1st Floor Conference Room - 302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

Attendant Members

Susan Missel
Emily Grochowski
Kate Caldarella
Edward Armstrong, seated for T Pendleton

Absent Members

Theodore Pendleton
Donna Perrotti Leake

Attending Staff

Stella C. Beaudoin, Recording Clerk
Christina Costa, Zoning Enforcement Officer

S Missel called the meeting to order at 7:00 p.m.

MOTION to seat E Armstrong for D Leake; **MADE:** S Missel; **SECONDED:** K Caldarella;
VOTING IN FAVOR: E Grochowski, S Missel, K Caldarella; **ABSTAINING:** None.
OPPOSED: None. **APPROVED:** 3-0-0.

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

II. OLD BUSINESS

- A. “McDonald’s Restaurant”** Application for Modification to Special
Exception for façade renovation, site improvements and signs.
1061 Boston Post Road, Map 28/Lot 15, Restricted Business B-3 District,
Pedestrian Node, Coastal Area Management Zone.
Applicant/Owner: McDonald’s Corporation 6/46 *Agent:* Jeff Bord, P.E.
Action: Report to the Zoning Commission by opening of public hearing on November 19th

This proposal was tabled from the October 22, 2018 meeting.

Jeff Fitzgerald, P.E., Bohler Engineering who presented on behalf of McDonalds was instructed to return with shingle sample, roofing material color sample, the corrugated metal panel sample color as shown on the façade, architectural details as related to the lighting, existing elevations and before and after pictures of architectural elevations, proposed and existing dimensions of the height, landscaping proposal along Ingham Hill Road, photos of menu boards from various other locations, and consideration of the possible elimination of the words “drive thru” over the clearance bar.

J Fitzgerald distributed an updated plan and photos of the existing McDonalds exterior. J Fitzgerald stated that he appeared before the Board several times in the past few months, and utilizing the suggestions made at those meetings, he has incorporated those recommendations into this proposal.

J Fitzgerald referenced the proposed digital menu board vs existing non-digital, internally lit, 8’ 3” width by 5’ 7” height menu board. The proposed main menu board is 4’ 10” across by 4’ 1 5/8” tall board. Also proposed is a change to the clearance bar in that the new bar will be similar in size and factors a safety feature related to the height. As related to the existing and proposed sidewalk around the historic Elm tree on the Boston Post Road, the Board suggested to solicit an arborist and J Fitzgerald stated that he has engaged and contracted with the company, Save a Tree. Their arborist will review tree protection during the construction process and visit the site to observe and direct that demolition and placement of the new sidewalk which has been moved one foot to the north, away from that tree. The sidewalk will be raised a few inches to create a lesser impact on the roots. The existing sidewalk is four feet and the proposed sidewalk will be five feet in width. The sidewalk on the Boston Post Road frontage will be replaced with brick. The increased sidewalk width and placement of brick are in keeping the the Pedestrian Node criteria.

J Fitzgerald stated that the existing directional signage does not have the McDonald’s logo on it. McDonalds chose not to replace the directional signage and the existing will remain in place. The proposed height on the branding wall which fronts the Boston Post Road, facing south, will be 19’ 4”. J Fitzgerald distributed a tile color sample of the proposed branding wall which will be done in a Wood R-9 black color. J Fitzgerald also distributed a Benjamin Moore Chelsea Grey sample which will be utilized on the body of the exterior wall. The body of the shingles will be comprised of a cement clapboard hearty plank in Benjamin Moore Chelsea Grey. The drive thru and the cash window will be in offsetting Iron Grey. There are four, 2-foot tall, internally lit directional signs proposed which will be painted in a grey/brown color.

J Fitzgerald presented a corrugated metal sample in the color City Scape grey which will be installed overhead.

S Missel commented on the inaccuracy on the application related to dimensions of the proposed sign. C Costa stated that the dimensions meet the regulations.

S Missel questioned the location of the roofline.

J Fitzgerald referenced the built-up portion of the roof where the mechanicals are situated and noted that he would be amenable if the Board wishes to make it a condition to place a window

below in the area of the built-up roof. It was suggested that the location of McDonalds "M" in its current configuration appears to be above the roof line and should be lowered. The existing "M" is situated in the same place as the proposed.

S Missel stated that the current internally lit sign which has been grandfathered presents a nonconformity to the zoning regulations.

It was noted that the side elevation situated on Ingham Hill Road has a "Welcome" placed above the window which will not be lit. There will however be a lighting accent below the Welcome sign. C Costa noted that as related to the Welcome sign she will mention to the Zoning Commission at this evening's meeting that the Architectural Review Board would like the Zoning Commission to consider if this is permitted with the second sign on a wall in the B-3 District. And question if a second sign is not allowed, noting that this is an improvement of a nonconformity since two window signs will be removed.

S Missel noted that on the back of the building where the pre-menu board is situated, there is an existing internally lit menu and a group of nonconforming signs. There was a brief discussion and the Board had no further questions or issues with the digital signage.

The directional signs along with the Thank You and the Exit signs will remain in place

J Fitzgerald noted that the "Drive Thru Clearance" sign verbiage helps to make the clearance bar more visible and presents a safety precaution. McDonalds wishes to keep the verbiage in place maintaining a safety standard. The Board stated that they are looking for the removal of the "Drive Thru" lettering over the clearance bar and if necessary, to have "Drive Thru" written on the bar. C Costa suggested the inclusion of the verbiage "Drive Thru Clearance 9 Feet" on the bar. The existing has an "M" on it which will not be included in this proposal.

J Fitzgerald stated that on the drive thru window side of the building there is no signage proposed.

J Fitzgerald stated that there will be 2 "Reserved" kiosk signs which have been reduced in size by one foot. The proposed Reserved signs are not portable. C Costa noted that she will mention to the Zoning Commission at this evening's meeting that the Architectural Review Board would like the Zoning Commission to consider if the "Reserved for Drive thru" smaller signs which are not portable, are considered to be additional directional signs.

S Missel stated that the free-standing sign which is situated by the street is also nonconforming. C Costa noted that as related to the Welcome sign she will mention to the Zoning Commission at this evening's meeting that the Architectural Review Board would like the Zoning Commission to consider lowering the free-standing sign so as to meet the requirements.

S Missel commented on the building materials. As per the regulations, tile is not encouraged (on accent wall) and asked if the applicant would consider another material. The design standard suggests avoidance of the use of tile or stucco. J Fitzgerald noted that it is called E Wood which when installed does not look like tile, it is weather-proof, does not fade and looks like wood. Members were in agreement that they liked the look of the tile. E Armstrong stated that he likes this material because the current building is fabricated with a painted brick which is not low maintenance whereas this tile is low maintenance, looks like faux wood and is fairly

indestructible. A brief discussion ensued about the use of tile and it was recommended that the proposed E Wood be replaced with stone from the bump out wall to the back of the wall, which is close to 80 feet.

C Costa noted she will mention to the Zoning Commission at this evening's meeting that the Architectural Review Board recognizes that the easterly wall has a section of more than 40' of uninterrupted wall without projection and requests that the Zoning Commission consider if there should be a projection.

S Missel stated that flat roofs without cornices are prohibited. C Costa stated that there is an existing condition. S Missel noted that the applicant is redoing the façade and questioned if a cornice can be installed. J Fitzgerald stated that he is installing a trim piece treatment/horizontal molding projected on top of the wall. C Costa noted that the flat roof will be hidden with the utilization of different materials. Members agreed that they are amenable with the trim piece as proposed.

E Grochowski stated that she does not care for the corrugated trim piece and suggested to remove the corrugated metal and replace with hardy board a tall pronounced trim piece done in the Brunswick Maine color, a recommendation which C Costa stated that she will bring to the Zoning Commission.

Windows and Doors: the bay windows will be replaced with energy efficient, hurricane resistant straight glass. The Drive-thru windows will not be replaced. It was noted that the east side of the building has become dull as compared to what was previously in place on the 40' face and the applicant proposes to increase the length of the wall with no diversion. The Board recommended to keep the bay windows where they currently are situated. It was suggested to redesign the two windows on the east side of the building to bump out. C Costa pointed out that the Board is discussing a redesign of the existing building and the ARB might wish to consider to continue this discussion to the November 26, 2018 meeting with the recommendations made at this evening's meeting.

The Board would like to see the improvements as discussed tonight, however if McDonalds decides to simply paint the building and re-roof, then the Board indicated that they would not need to come back. The landscaping on Ingham Hill Road as previously discussed will be done. The front walk to the building will have new concrete walk to the pedestrian crossing which will be a cross-walk across the driveway.

MOTION to continue to the 11/26/18 ARB meeting, the **"McDonald's Restaurant"** Application for Modification to Special Exception for façade renovation, site improvements and signs, 1061 Boston Post Road, Map 28 /Lot 15, Restricted Business B-3 District, Pedestrian Node, Coastal Area Management Zone; **MADE:** S Missel; **SECONDED:** E Grochowski; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

III. NEW BUSINESS

- A. **“Nyman Jewelers”** Application for Certificate of Zoning Compliance for Signs.
900 Boston Post Road, Map 36/Lot 163, Shopping Center Business B-2 District
Applicant/ Agent: Alicia Winalski *Owner: Sonny Chin*

Alicia Winalski who presented on behalf of Nyman Jewelers stated that the proposed sign is smaller than the existing sign. The proposed sign is fabricated from a light aluminum and One Look signs will handle the installation. The building replacement sign will be smaller and there will be a 72” x 18” replacement sign on the free-standing kiosk. There will be no lighting. The sign colors are a charcoal color with a bit of white and gold tone writing.

MOTION to approve the **“Nyman Jewelers”** Application for Certificate of Zoning Compliance for Signs, 900 Boston Post Road, Map 36, Lot 163, Restricted Business B-2 District **MADE:** E Grochowski **SECONDED:** K Caldarella; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

- B. **“Old Saybrook Hyundai”** Application for Certificate of Zoning Compliance for Signs and Design Review for façade renovation & signs.
235 Middlesex Tpke, Map 52/Lot 63-4, Gateway Business B-4 District
Applicant/ Agent: Nichole Loy, AGI *Owner: Jon Lorensen*

Sam Elmazi on behalf of Hyundai presented for sign approval and rebuilding of façade of the building. The sign will be an earth tone bronze color fabricated of the Lucca bond material, with two separate panels to provide a subtle variance in color and create a scale look. The whole piece will have smaller pieces on it creating a 3-D effect. S Elmazi presented samples of the lettering and the trim. The façade will be a metal panel system.

The Board is looking for paint color samples for the masonry and material samples.

MOTION to continue to the November 26, 2018 the **“Old Saybrook Hyundai”** Application for Certificate of Zoning Compliance for Signs and Design Review for Façade Renovation and signs, 235 Middlesex Tpke., Map 52, Lot 63-4, Gateway Business B-4 District; with the following contingents; 1) The material samples for the lighter color panels will be provided; 2) The paint sample for the masonry will be provided with the note that the applicant will not be required to attend the meeting as the discussion on the design aspect is closed; **MADE:** E Grochowski; **SECONDED:** E Armstrong **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

- C. **“Sound Manufacturing”** Application for Certificate of Zoning Compliance for Signs
1 Williams Lane, Map 39/Lot 11 Industrial District
Applicant: Tyler Scott *Owner: JAVCO Holdings, LLC*

Tyler Scott presented. S Missel pointed out that the application reflects a proposal that is 30 feet in height and the regulations require maximum 12 foot height on the wall sign. S Missel

stated that the size of the proposed sign is however acceptable. The building wall sign is 179 3/4" x 60 1/4".

MOTION to approve the “**Sound Manufacturing**” Application for Certificate of Zoning Compliance for Signs, 1 William Lane, Map 39, Lot 11, Industrial District as presented with the exclusion of the “monster” logo as shown on the proposal; **MADE:** E Grochowski; **SECONDED:** E Armstrong; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

B. Minutes

MOTION to table the October 22, 2018 meeting minutes; **MADE** by E Grochowski; **SECONDED:** S Missel; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

C. Committee, Representative & Staff Reports

There were no reports.

III. ADJOURNMENT

MOTION to adjourn the meeting at 7:34 p.m. to the regularly scheduled meeting on Wednesday, November 26, 2018 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by S Missel; **SECONDED:** E Grochowski; **VOTING IN FAVOR:** E Grochowski, S Missel, K Caldarella, E Armstrong; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully submitted,

Stella C. Beaudoin
Recording Clerk