



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

Tine Rupp
Andre Laferriere

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, June 13, 2022 – 7:00 P.M.

I. REGULAR BUSINESS

A. Roll Call

Chair, E. Grochowski, called the meeting to order at 7:08 p.m.

Attendant Members- E. Grochowski, K. Caldarella, D. Leake, T. Rupp (via zoom seated for K. Caldarella), A. Laferriere (seated for E. Armstrong)

Absent Members- E. Armstrong, K. Toolan

Staff- Julie Nordberg, Recording Clerk

Members of the Public: Lorna Mitchell

B. Minutes

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

II. NEW BUSINESS

A. “Master Tile” Application for Certificate of Zoning Compliance for Signs and Design Review 1522 Boston Post Road, Map 26/Lot 28, Gateway Business B-4 District

Applicant: MVJJ, LLC Agent: Robert L. Doane, Jr., P.E., L.S.

ACTION : Review and report to Zoning Commission for 6/20/2022 public hearing

Robert Doane, Engineer and Surveyer presented. Proposing to add warehouse for storage and second floor office to existing building. A landscape architect will be consulted as part of the plan. Lean-tos will be removed as well as the existing garden. Deliveries will be at the north door. A down light will be installed up at the railing. There will be 16 parking spaces.

There is a stream that runs through the property which is Wetlands protected. The building is 22 feet from the lot next door and will have vegetation in between.

Suggestions for additional screening and closures for dumpster, to add an awning over the side door as well as a window to the left of door, and to add some low landscaping were discussed.

MOTION to accept plan for **“Master Tile” Application for Certificate of Zoning Compliance for Signs and Design Review** 1522 Boston Post Road, Map 26/Lot 28, Gateway Business B-4 District as presented with the following recommendations: 1. Additional screening and closures for dumpster. 2. Add an awning over the side door, east elevation and a window to the left of door. 3. Add some low landscaping. **MADE:** A. Laferriere **SECONDED:** D. Leake **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. “Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)

Development to construct a three story (20,539 s.f.) apartment building (15 units total/5 affordable)

101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node

Applicant: Hanford Commons, LLC Owner: 101 Lynde Street, LLC Agent: Marjorie Shansky, Esq.

ACTION : Review and report to Zoning Commission for 7/18/2022 public hearing

C. “Hanford Commons” Application to modify approved Site Plan for Affordable Housing (CGS 8- 30g)

Development for 8 Residential Units (9,313 s.f.).

99 Lynde Street, Map 36/Lot 87, Residence A District, Pedestrian Node

Applicant: Hanford Commons, LLC Owner: 99 Lynde Street, LLC Agent: Marjorie Shansky, Esq.

ACTION : Review and report to Zoning Commission for 7/18/2022 public hearing

D. “Hanford Commons” Application to modify approved Site Plan for Affordable Housing (CGS 8-30g)

Development to construct a three story, 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.

109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node

Applicant: Hanford Commons, LLC Owner: 109 Lynde Street, LLC Agent: Marjorie Shansky, Esq.

ACTION : Review and report to Zoning Commission for 7/18/2022 public hearing

Mike Ott, Civil Engineer; Susan Fields, Landscape Design; and Gianna Bradford, Home Designing Svcs. presented with Agent: Marjorie Shansky, Esq.

Plan to re-develop 101 Lynde Street to connect driveways on all sides.

There will be a driveway between buildings 109 and 101. A light will be relocated, losing some parking spaces and installing the bike rack between 99 and 101. There will be 15 luxury, two bedroom apartments. 30% of each building will be affordable. Some apartments will have balconies, some apartments will have offices. There are three

awning covered entry doors in rear.

The landscaping will be consistent on all buildings as in front of 99. Will use larger height planting along façades which are blank or bare. Arborvitae will be planted along edges to serve as buffers, also to conceal the fire pit, pergola and the grill in back between 99 and 101. There will be evergreen bordering along Elm Street to seclude parking areas and future work.

Exterior lighting will be dark sky lighting, with the same up/down lighting as 99 and 109. Presently, there are no floodlights.

Guest presented glaring down lights and inside lights from 99 and concerns that if more are being installed, it will be even more increased glaring. M. Ott will look into it.

Discussions regarding a more comprehensive landscaping plan for the Elm Street side as it is the most visual. Request for a photometric plan and lighting plan for 101 including specs were also discussed, to be reviewed at the next meeting. Further discussion and suggestions were made to articulate 101 north side such as adding brackets to the corners or add one to two balconies in the center to bring the eye down.

MOTION to continue **“Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)** Development to construct a three story (20,539 s.f.) apartment building (15 units total/5 affordable) 101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node to the next meeting on June 27, 2022 with request to: 1. Provide a photometric plan for the 101 property. 2. Provide a lighting plan for 101, including specs. 3. Provide an updated landscaping plan, including an enhanced buffer on the northwest corner of 109. 4. Address façade articulation on 101, such as: adding balconies on the north façade toward the street, adding brackets at the corners of the roofline and/or adding detail on the three story sections facing Elm Street. **MADE:** E. Grochowski **SECONDED:** D. Leake **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

III. WORKSHOP

Continued discussion from the May 23rd meeting, and review of possible amendments to the sign regulations and ways to improve the design review process.

MOTION to proceed with the sign amendments as written, pending legal review, with the understanding that the Board would like to apply the color application to the Shopping Center. **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

IV. REGULAR BUSINESS

B. Minutes

MOTION to approve the minutes of May 23, 2022 as presented MADE: E. Grochowski
SECONDED: A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake,
T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting of June 13, 2022 at 8:50 p.m. to the next regular meeting scheduled for Monday, June 27, 2022 at 7:00 p.m. MADE: E. Grochowski **SECONDED:** D. Leake **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

Julie Nordberg,
Recording Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, June 27, 2022 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

check our website for dial in information and additional
meeting documents.

Architectural Review Board web page

