



**TOWN OF OLD SAYBROOK**  
**Architectural Review Board**

302 Main Street • Old Saybrook, Connecticut 06475-1741  
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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 27, 2022 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**

Chairman E. Grochowski, called the meeting to order at 7:00 p.m.

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

Absent Members - D. Leake

Attendant Staff - J. Galli, Recording Clerk

Members of the Public Present - S. Crosby, R. Rubino, A. Souchuns

Members of the Public via Zoom - G. Bradford, S. Fields, M. Ott, M. Shansky, B. Zachs

**B. MINUTES**

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

**II. OLD BUSINESS**

**A. “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*

**B. “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.*

**C. “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.*

Engineer M. Ott presented along with landscape designer S. Fields and building designer G. Bradford. Continued from June 13, 2022, a photometric plan along with lighting details/fixture specifications, an updated landscaping plan and revisions to the façade articulation on 101 were requested. G. Bradford presented revisions to increase façade articulations on 101 that included adding balconies with French doors off some bedrooms and adding a standing seam metal roof. S. Fields presented the updated landscaping plan reflecting new plantings in the northwest corner of 109.

The lighting and photometric plans were not available therefore the discussion will be continued to the next ARB meeting on July 11, 2022.

**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 July 11, 2022 with request to: 1. Provide a photometric plan for the 101 property. 2. Provide a lighting plan with fixture specifications. **MADE:** E. Grochowski **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**III.**

**NEW BUSINESS**

**A. “The Toy Hunter” Application for Certificate of Zoning Compliance for Signs**

1712 Boston Post Road, Map 25/Lot 2, Gateway Business B-4 District

*Applicant: Robert Rubino Owner: James M. Fitzpatrick*

R. Rubino presented a 2 ½’ x 4’ window sign with a white background.

**MOTION** to recommend approval of “The Toy Hunter” Application for Certificate of Zoning Compliance for Signs 1712 Boston Post Rd, Map 25/Lot 2, Gateway Business B-4 District as presented **MADE:** A. Laferriere **SECONDED:** E. Armstrong **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

**B. “Fine Fettle Dispensary” Application for Special Exception Use**

for a 4,000 s.f. adult use marijuana dispensary, 233 Boston Post Road, Assessor’s Map 44/Lot 11, Gateway Business B-4 District.

*Applicant: FFDN ELV, LLC (“Fine Fettle”) Agent: Attorney Amy Souchuns*

Attorney A. Souchuns presented. The site plan previously approved in 2018 (for medical use only) was for 2600 s.f. The applicant plans to expand the now adult-use dispensary to 4,000 s.f. They have added landscaping and a gravel parking lot to the

front along with an ADA ramp. They also added a red fascia to the building. They will have one 5' x 4' standalone sign (existing). On the front door will be the hours of operation and an 18" vinyl door logo. There will be no lighting of the signage. No dumpster will be provided on site. Chairman E. Grochowski recommended that the applicant check with the ZEO about window opacity.

**MOTION** to recommend approval of “**Fine Fettle**” **Application for Special Exception Use** for a 4,000 s.f. adult use marijuana dispensary, 233 Boston Post Road, Assessor’s Map 44/Lot 11, Gateway Business B-4 District as presented **MADE:** A. Laferriere **SECONDED:** E. Grochowski **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

#### IV. REGULAR BUSINESS

##### B. Minutes

**MOTION** to amend the Minutes of June 13, 2022 to remove K. Caldarella from the voting counts because T. Rupp was seated in her place **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

#### V. WORKSHOP

##### A. Discussion of sign regulations.

Chairman E. Grochowski reported that ZEO C. Costa and the town attorney are reviewing the sign regulation updates. When completed, E. Grochowski will discuss with the Board. She will also provide the Board with definitions of the different types of lighting.

#### VI. ADJOURNMENT

**MOTION** to adjourn the meeting of June 27, 2022 at 8:13 p.m. to the next regular meeting scheduled for Monday, July 11, 2022 at 7:00 p.m. **MADE:** E. Grochowski **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

Respectfully submitted,

*Joanne Galli*

Recording Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, July 11, 2022 at 7:00 P.M.**

Town Hall, 2nd Floor Conference Room  
302 Main Street, Old Saybrook

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