



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

**Executive Board**

*Emily Grochowski, Chairman*  
*Edward Armstrong, Vice Chairman*  
*Kate Caldarella, Secretary*  
*Donna Leake*  
*Kathryn Toolan*

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**Alternate Members**

*Tine Rupp*  
*Andre Laferriere*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Monday, July 25, 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**

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

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

Absent Members – E. Armstrong, D. Leake, K. Toolan

Attendant Staff – J. Galli, Recording Clerk, Brenda Condren-Hogan, Clerk

Four members of the public present with three more via Zoom.

**B. MINUTES**

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

**II. OLD BUSINESS**

**A. “Head to Tail Dog Grooming” Application for Certificate of Zoning Compliance for Signs 9-19 King Street, Map 36/Lot 6, Shopping Center B-2 District**

*Applicant/ Agent: Jenny Lyn Anderson*

J. Anderson presented. She is replacing a 33” x 81” roof-mounted sign with the same size sign. A. Laferriere offered some design suggestions.

**MOTION** to recommend **APPROVAL** of “Head to Tail Dog Grooming” Application for Certificate of Zoning Compliance for Signs 9-19 King Street, Map 36/Lot 6, Shopping Center B-2 District with the following suggestions: 1) Increase the size of “Head to Tail” and decrease “dog grooming.” 2) Use blue background with white lettering. **MADE:** A. Laferriere; **SECONDED:** K. Caldarella **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, A. Laferriere, T. Rupp **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

**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*

**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.*

**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.*

Engineer M. Ott presented photometric plans, outlining the building-mounted cylinder lights that emit light on the building face and the pole-mounted lighting. Chairman Grochowski pointed out an error with the placement of one of the pole lights, questioned light trespass figures stated on plans and whether the building lights meet the regulations. A. Laferriere was concerned about light spillage onto the road. Resident L.D. Mitchell stated, “There are 20 lights in back and side of building glaring all around.” M. Ott will check into whether any lights in the vacant apartments were left on overnights that could be turned off. Board member T. Rupp was concerned about the light trespass as well. She stated that, “We’re responsible to the town to make sure this is done the right way.”

Chairman Grochowski motioned to continue to the next ARB meeting on August 8, 2022 so applicant can bring back a revised photometric plan that shows:

- correct locations of all fixtures
- reduction of light trespass onto neighboring properties to what is allowable
- fixture specifications showing that the up/down building sconces meet the regulations, including for full cut off

**MOTION to continue “Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)** Lynde Street, Map 36/Lots 87-89, Residence A District, Pedestrian Node to the next regular scheduled meeting on August 8, 2022 at 7 p.m. **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, A. Laferriere, T. Rupp **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

### III.

#### NEW BUSINESS

- A. **“Where Memories are Made” Application for Certificate of Zoning Compliance for Signs** 1330 Boston Post Road, Map 27/Lot 89, Restricted Business B-3 District  
*Applicant: Lynn Hill*

L. Hill presented. She is sharing sign space with Tova’s for wall and street signage. The lighting will stay the same, she is only replacing the fixture. A. Laferriere and T. Rupp offered some design ideas.

**MOTION** to recommend **APPROVAL** of **“Where Memories are Made” Application for Certificate of Zoning Compliance for Signs**. 1330 Boston Post Road, Map 27/Lot 89, Restricted Business B-3 District with the suggestion to reverse the colors on the street sign. **MADE:** A. Laferriere **SECONDED:** T. Rupp **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, A. Laferriere, T. Rupp **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

- B. **“Duby’s Bagels & Bakery” Application for Certificate of Zoning Compliance for Signs** 785 Boston Post Rd, Map 36/Lot 70, Shopping Center Business B-2 District  
*Applicant: David Shelsky*

Applicant was not present for meeting.

**MOTION** to continue **“Duby’s Bagels & Bakery” Application for Certificate of Zoning Compliance for Signs**. 785 Boston Post Rd, Map 36/Lot 70, Shopping Center Business B-2 District to the next ARB meeting on August 8, 2022 **MADE:** E. Grochowski **SECONDED:** A Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, A. Laferriere, T. Rupp **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

- C. **“Stop & Shop” Preliminary Discussion of Façade Renovation** 665 Boston Post Rd, Map 36/Lot 103, Shopping Center Business B-2 District, Coastal Area Management Zone, Pedestrian Node  
*Applicant: Stop & Shop Supermarkets Agent: N. Nitschke, ALA*

N. Nitschke presented a façade renovation that includes Nichiha panels and composite wood trellises. The color scheme will be light and dark gray. The signage will remain. The applicant would like to square off the corners of the slope of roof that is giving it a “barn” look. E. Grochowski was concerned that it would be increasing the non-compliance of the roofline/articulation. The Board agreed the new design would be an improvement but the members requested that the applicant consider additional façade details to create a more welcoming elevation that conform to our Regulations. Lights will be added but that information wasn’t available at the meeting. The planters in the middle brick section will be eliminated. J. Galli suggested adding seating in place of the planters. E. Grochowski instructed the applicant to leave material and color samples on file so that members do not rely on printouts when a formal application is made with lighting plan and dimensions of the new trellises.

IV. REGULAR BUSINESS

A. MINUTES

**MOTION** to **APPROVE** the Minutes of July 11, 2022 as presented **MADE:** E. Grochowski **SECONDED:** T. Rupp **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, A. Laferriere, T. Rupp **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

VI. ADJOURNMENT

**MOTION** to adjourn the meeting of July 25, 2022 at 8:12 p.m. to the next regular meeting scheduled for Monday, August 8, 2022 at 7:00 p.m. **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, A. Laferriere, T. Rupp **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

Respectfully submitted,

*Joanne Galli*

Recording Clerk

NEXT REGULARLY SCHEDULED  
HYBRID MEETING

**Monday, August 8, 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.

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