



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
Susan Missel

Alternate Members
Robert Hansen Jr.
Kathryn Toolan

MINUTES
REGULAR MEETING
Monday, August 24, 2020 at 7:00 p.m.
Video conference

I. REGULAR BUSINESS

A. Roll Call

The Chair, Emily Grochowski, called the meeting to order at 7:02 p.m.
Video conference meeting via Zoom.

Members present: Emily Grochowski, Edward Armstrong, Kate Caldarella, Donna Leake, Susan Missel and Katie Toolan

Members absent: Robert Hansen

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

II. NEW BUSINESS

A. “Lycurgus, LLC” Application for Site Plan Review for 13,400 s.f. contractor warehouse/storage unit building. 97 Old Middlesex Turnpike, Map 41, Lot 9, Industrial I District

Robert Doane P.E., presented. He explained that the two-acre parcel is currently occupied by three houses, which would remain. Proposed is construction of two commercial buildings to provide fourteen rental units for contractor businesses and storage, warehousing and manufacturing space. The proposed buildings are 11,180 s.f. and 1,500 s.f. The parcel would have a mixed use of residential and industrial. He referred members to the architectural plans, noting that there are two sections that are connected, one at 97x80 ft. and the other at 54 x70 ft. He added that they provided doors and windows on all facades, to generate interrupted facades on the buildings. He referred members to the provided color chart, and to a photograph of a similar building showing similar colors, wainscot coat of evergreen, the siding a light tan, and the doors white. He stated the landscaping plan was also submitted, and believes it meets the requirements.

Mr. Doane stated that in April of this year he sent a correspondence to the Zoning Commission and to ARB, regarding the interpretation of 'articulation' and received comments from the ARB Chair. They would like to follow the example of the Town Garage on Rt 154, the proposed building has similar features to Town Garage, and he believes Town Garage meets the regulation requirements, as conveyed to him by the Zoning Enforcement Officer, and he

believed by the ARB Chair via the April correspondence. E. Grochowski stated that her comments conveyed that certain details were done well but she did not state the Town Garage met the regulations, citing for example it does not meet the regulations for the setback, nor the roof line, nor the wall articulation.

Mr. Doane stated that at a May 18, 2020 meeting of the Zoning Commission, he had a preliminary review of the application and stated that the Zoning Commission agreed the application met the facade regulations. He referred the Board to the May 18, 2020 meeting minutes of the Zoning Commission.

E. Grochowski noted the drawings do not show roof awnings.

E. Armstrong echoed the Chair's request for awnings, as in his opinion it softens the look and makes the building more "street friendly." He also asked about a landscape buffer.

E. Grochowski stated she sees a lot that does not meet the intent of the regulations, for example, a lack of buffer between zones.

Mr. Dolan stated they will put up awnings on facades facing the street sides, on Middlesex Turnpike and on the southern side.

E. Grochowski noted that elevations were not provided for units 13 and #14, making it difficult to determine roof peak. She stated the Board cannot make a recommendation without elevations. She further noted that the Board has received several applications for light industrial/manufacturing use in which more of an attempt was made to fit into the neighborhood, showing the building articulation, with more design, even with steel structures and the requirements for what is functional for an industrial building. She stated the Board has in those instances still been given a lot more of a design, and that they have come to expect a higher level of detail and consideration for the regulations than what is presented here.

Mr. Doane stated that in his opinion they meet the regulations.

E. Grochowski explained that with regard to facade articulation, there cannot be a section longer than 40 ft. without a change in roof line.

It was agreed that Mr. Doane would provide more details for the building, place awnings on the buildings and provide more detail of the awnings, submit elevations for units #13 and #14, submit specifications for lighting, and label more items in the landscaping plan.

MOTION to continue **"Lycurgus, LLC"** to the next regularly scheduled meeting of the Architectural Review Board on Monday, September 14, 2020, Application for Site Plan Review for 13,400 s.f. contractor warehouse/storage unit building 97 Old Middlesex Turnpike, Map 41, Lot 9, Industrial I District. **MADE** by E. Grochowski; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, and S. Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

B. **"Provence Land Co."** Application for Special Exception Permit/Coastal Site Plan Review to construct a 6,000 s.f. tree service contractors building and parking area 1325 Boston Post Road, Assessor's Map 27, Lot 24-1

Robert Doane P.E., presented. He explained the location of the 2.9 acre parcel, which is set behind Tequila's restaurant. Proposed is a 6,000 s.f. building for a tree service facility that is 60 x100 ft, with offices and maintenance bays. The tenant will be Sav A Tree. There are wetlands to the northwest corner, and IWWC approval has been received.

Mr. Doane reviewed building colors and placement of awning, and signage. He clarified that windows are clear, although they appear grayed out on the plans.

E. Armstrong noted that if Saigon City were to expand their outdoor seating area they would be rather close to the proposed driveway. He suggested a buffer between the driveway and Saigon City restaurant would be a positive addition.

E. Grochowski shared with members a google map view of a similar building by the same builder located in Milford. Members agreed they would like more of a buffer between Saigon City restaurant and the driveway.

MOTION to recommend approval of **"Provence Land Co."** with the recommendation that a landscape buffer be created between the driveway and Saigon City restaurant, Application for Special Exception Permit/Coastal Site Plan Review to construct a 6,000 s.f. tree service contractors building and parking area. 1325 Boston Post Road, Assessor's Map 27, Lot 24-1. **MADE** by E. Armstrong; **SECONDED:** E. Grochowski; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, and S. Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

III. DISCUSSION

A. Design Review Awards – no discussion.

IV. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes of August 10, 2020 as presented; **MADE** by E. Grochowski; **SECONDED:** E. Armstrong. **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, and S. Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting at 8:30 p.m. to the next regularly scheduled meeting on Monday, September 14, 2020 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by E. Grochowski, **SECONDED:** K. Caldarella **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, and S. Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted,
Meryl Moskowitz