



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
Wednesday, October 14, 2020 at 7:00 p.m.
Teleconference via Zoom

I. REGULAR BUSINESS

A. Roll Call

The Chair, Emily Grochowski, called the meeting to order at 7:01 p.m.

Members present: Emily Grochowski, Edward Armstrong, Kate Caldarella, and Kathryn Toolan seated for Donna Leake

Members absent: Donna Leake, Susan Missel, Robert Hansen

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

II. OLD 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 reviewed changes in the newly submitted drawings, which show elevations, overhangs above the doors, revised landscaping and a lighting plan. He also noted that the unit signs will be 2’x2’ on the doors.

Members inquired about lighting, noting a lack of lighting specs. Mr. Doane clarified that the lights are not gooseneck but rather wall pack, and that lights will need to be removed from units 5, 6, 7, and 8 because those units are within 100 feet of the wetland review area. E. Grochowski asked that the change in lighting be made clear to the Zoning Commission when they review the matter.

Members inquired about landscaping and if more buffering had been added. Mr. Doane explained that more plantings were added at the southern end of the building where there are two entrances, and per a request from the IWWC, five maple trees were added to the bio retention basin.

Mr. Doane reviewed dimensions of the proposed industrial buildings. He explained that he proceeded with his plans, in part, based on discussions at a May 18, 2020 Zoning Commission meeting. He stated that he believes the building satisfies both the needs of his client and meets

the regulations, that the overhangs, which are placed less than 40 ft apart, do help. He also noted that the building is not a stand-alone, but sits within a mixed use site with other buildings.

E. Grochowski stated that the ZC has not made a determination as to the interpretation of Section 68.2.4 building articulation and how to interpret the “uninterrupted” wall, and that it is the position of ARB that the 40 foot interruption is desirable.

Members agreed that this is a unique situation, with mixed use of residential and industrial and expressed overall agreement with the landscaping plan and improved buffer, with signage, materials, lighting and awnings, and that the proposed buildings do not increase non-conformities. There was general agreement that without clarification and resolution of the 40 ft. uninterrupted wall the Board could not make a determination.

MOTION by E. Grochowski to send a report to the Zoning Commission stating that ARB is unable to complete a typical review of “Lycurgus LLC” without a determination having been made by the Zoning Commission about the 40 ft regulation of an “uninterrupted” wall. Due to the timing of the Public Hearing, the Zoning Commission should take action without referring this matter back to ARB for further comment; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, and K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

III. DISCUSSION

A. Design Review Awards

E. Grochowski report that she has written brief descriptions for three of the four awardees, and that photographing of the buildings is underway.

IV. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes of August 24, 2020 as presented; **MADE** by E. Grochowski; **SECONDED:** E. Armstrong. **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, and K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting at 7:51 p.m. to the next regularly scheduled meeting on Monday, October 26, 2020 at 7:00 p.m. via Zoom; **MADE** by K. Caldarella, **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, and K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully Submitted,

Meryl Moskowitz
Recording Clerk