



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
Tina Rupp
Andre Laferriere

MINUTES
REGULAR MEETING
Monday, March 8, 2021 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, Donna Leake, and Andre Laferriere seated for Kathryn Toolan

Members absent: Kathryn Toolan, Tina Rupp

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

II. NEW BUSINESS

- A. “Brad Hull Landscaping”** Application for Certificate of Zoning Compliance for Signs
87 Spencer Plains Road, Map 46/Lot 002, Gateway Business B-4 District
Applicant/Owner: Brad Hull Agent: Andrew Vercillo

The applicant, Brad Hull, presented the application, explaining the sign is free-standing on two granite posts, and is to be installed in the existing planter, with no illumination.

MOTION by E. Armstrong to recommend approval of ““Brad Hull Landscaping” Application for Certificate of Zoning Compliance for Signs, 87 Spencer Plains Road, Map 46/Lot 002, Gateway Business B-4 District; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

- B. “Battle Axe Tattoo Studio”** Application for Certificate of Zoning Compliance for Signs,
1550 Boston Post Road, Map 26/Lot 29, Gateway Business B-4 District

The applicant was not present.

MOTION by E. Grochowski to continue to the next regularly scheduled meeting of the Architectural Review Board “Battle Axe Tattoo Studio” Application for Certificate of Zoning Compliance for Signs, 1550 Boston Post Road, Map 26/Lot 29, Gateway Business B-4 District;

SECONDED: A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

C. **“Residences at 247 Main”** Application for Special Exception to convert existing second floor office space (1,500 s.f.) to two Accessory Apartments (mixed use) and add a second story 161 s.f. covered porch.

247 Main Street, Map 30/Lot 55, Business B-1 District, Pedestrian Node

Owner: New England Conservation Partnership, LLC Contract Purchaser/Agent: Joe Wren, P.E.

Joe Wren, P.E. and contract purchaser, reviewed the application. Also present was architect Denise Von Dassel. Mr. Wren proposed converting the second floor office space into two one-bedroom 700 s.f. apartments. He stated that it has been a goal of Zoning to bring accessory apartments to Main Street for some time. The main changes to the exterior are a new roof and windows. Mr. Wren reviewed landscaping, noting removal of certain trees while improving landscaping in other ways, as well as adding a cedar fence and privet hedge. He explained that the proposed accessory apartments are allowed with a Special Exception.

In the future, Mr. Wren explained, they may look at upgrading the vinyl siding and trim, and may also change the treatment above the dormers. He reviewed parking and the improvement to the parking lot entrance with proposed pillars on either side.

E. Grochowski inquired about the cedar fence and lack of landscape buffer along the side of the property next to the convenience store. She suggested using holly along with the cedar fence, or interspersing holly to create additional buffer. Mr. Wren explained that there is very little room but would explore using sky pencil holly. Members would also like the existing arborvitae to remain along that same side (by the convenience store) for as long as possible during construction.

MOTION by E. Grochowski to recommend approval of **“Residences at 247 Main”**

Application for Special Exception to convert existing second floor office space (1,500 s.f.) to two Accessory Apartments (mixed use) and add a second story 161 s.f. covered porch, 247 Main Street, Map 30/Lot 55, Business B-1 District, Pedestrian Node; with the recommendation that the arborvitae along the convenience store side are maintained as much as possible, and holly is added to the convenience store side if possible to enhance the buffer; **SECONDED:** E.

Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

III. REGULAR BUSINESS

B. Minutes

MOTION to approve the meeting minutes of February 22, 2021 with the corrected spelling of 'Laferriere'; **MADE** by E. Grochowski; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

VI. ADJOURNMENT

MOTION to adjourn the meeting at 7:57 p.m. to the next regularly scheduled meeting on Monday, March 22 at 7:00 p.m. via Zoom; **MADE** by E. Armstrong, **SECONDED**: D. Leake; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Caldarella, D. Leake and A. Laferriere; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 5-0-0.

Respectfully Submitted,

Meryl Moskowitz
Recording Clerk