



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, April 12, 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 7:00 p.m.

Members present: Emily Grochowski, Edward Armstrong, Kate Caldarella, Donna Leake, Kathryn Toolan, and Andre LaFerriere

Members absent: Tina Rupp

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

II. NEW BUSINESS

A. “Oyster River Market” Application for Certificate of Zoning Compliance for Signs.
1057 Boston Post Road, Map 28/Lot 34, Restricted Business B-3 District
Applicant/Agent: Alex Foulkes

The Applicant presented the application stating that he wished to amend the application to remove the request for lights underneath the sign. The current posts for the signage would remain, the sign would change to “Oyster River Market” in black lettering on wooden boards. The Board recommended that the wooden board would be a species and/or finish that would weather well, such as cedar or pressure treated wood, paint the current white posts a dark color to match the lettering, and remove the wording “Old Saybrook, CT” to then make the street address bolder and more visible by moving the street number above the street name.

MOTION by E. Armstrong to recommend approval of **“Oyster River Market” Application for Certificate of Zoning Compliance for Signs.** 1057 Boston Post Road, Map 28/Lot 34, Restricted Business B-3 District; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake; and K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

B. “Smoke on the Water at Dock & Dine” Application for Special Exception/Coastal Site Plan Review for a 300 seat outdoor restaurant with temporary restaurant trailers, 725 s.f. permanent pavilion and tents.

145 College Street, Assessor’s Map 24/Lot 42-1, SP-2 District, CT River Gateway Conservation Zone, Coastal Area Management Zone, FEMA VE 15 Special Flood Hazard Area Zone

Owner: The Point, LLC

Applicant: Smoke on the Water at Dock & Dine.

Ed Cassella presented the application to the Board. The applicant wishes to retain existing aspects of the site such as parking, septic, and deck. The addition of a pavilion, stone walkways, landscaping, and removable trailers.

The pavilion would be an open sided structure with stone gravel underneath to house the cooking smokers. The applicant proposed materials of pressure treated pine to naturally weather and a red metal roof. The Board felt that they could not make a recommendation on these propositions because they did not have exact materials and color swatches to look at.

The landscaping was described by Colt Taylor to include sea grass, wooden snow fencing, crushed stone, and pea gravel. These elements would stay in the off season to be enjoyed as a park. Board felt they could not make sufficient recommendations based on the materials provided. The Board suggested that a landscaping plan be provided to include screening for trailers, ambient lighting, trees for shade, and parking lot islands with landscaping. The Board also suggested that the walkway along the river match in finish and width the stamped pavement that is on the adjacent town property.

The lighting plan was described by Ed Cassella with input from electrician Sal Osso. Emergency lighting will boarder the property and at the three egress points. String lights would be secured to taut metal cable going from the pavilion to poles throughout the property. These poles would be a max 14’ tall. Ed Armstrong suggested that the string lights need to be dark sky compliant and a yellow or amber color to not disturb the wildlife. The zoning regulation of 61.6.1 needs to be addressed. Landscaping plan needs to show a buffer that will protect the visual intrusion of the lighting and any trailers that could be seen from the road.

The Board felt that needed more materials to be able to vote on the application. The applicant needs to provide:

- a landscape plan showing the landscaping meeting the intent of the regulations.
- a lighting plan
- a site plan that shows the items relevant to ARB (such as parking, landscaping, trailers, tents, etc.).
- Material Samples, Colors
- Exterior Elevations (scaled and dimensions) of the assembly trailers from each orientation (as you would provide exterior elevations). These elevations should reflect the plan that the applicant is moving forward with, not one of several options that are still being consider.

The Chairman opened the meeting for public comment:

William Childress a neighbor in North Cove commented that the Board should focus on the character of the town. What is being proposed would be detrimental impact on Old Saybrook's character. He asked the Board to please consider these aspects while deliberating on the application.

Barbara Harms a neighbor in North Cove commented that there would be long-term effects on the town. Miss Harms stated that she understood that there was a timing issue but felt that the application should not be rushed because of timing pressures.

MOTION by E. Armstrong to DENY “Smoke on the Water at Dock & Dine” Application for Special Exception/Coastal Site Plan Review for a 300 seat outdoor restaurant with temporary restaurant trailers, 725 s.f. permanent pavilion and tents; 145 College Street, Assessor's Map 24/Lot 42-1, SP-2 District, CT River Gateway Conservation Zone, Coastal Area Management Zone, FEMA VE 15 Special Flood Hazard Area Zone **SECONDED:** E. Grochowski; **VOTING IN FAVOR:** E. Armstrong **OPPOSED:** K. Caldarella. **ABSTAINING:** E. Grochowski, D. Leake, and K. Toolan; **Motion Fails:** 1-1-3.

MOTION by E. Grochowski to Continue until the May 10, 2021 meeting, preferably after applicant has presented to the Zoning Commission. If recommended materials are submitted before that time a special meeting could be called. “Smoke on the Water at Dock & Dine” Application for Special Exception/Coastal Site Plan Review for a 300 seat outdoor restaurant with temporary restaurant trailers, 725 s.f. permanent pavilion and tents; 145 College Street, Assessor's Map 24/Lot 42-1, SP-2 District, CT River Gateway Conservation Zone, Coastal Area Management Zone, FEMA VE 15 Special Flood Hazard Area Zone **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Armstrong, K. Caldarella, E. Grochowski, D. Leake, and K. Toolan, **OPPOSED:** NONE **ABSTAINING:** NONE; **Approved:** 5-0-0

III. REGULAR BUSINESS

B. Minutes

MOTION to continue the meeting minutes of March 22, 2021 and March 25, 2021 as presented to the April 26, 2021 meeting; **MADE** by E. Grochowski; **SECONDED:** D. Leake; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake; K. Toolan, **OPPOSED:** NONE. **ABSTAINING:** NONE. **APPROVED:** 5-0-0.

IV. ADJOURNMENT

MOTION to adjourn the meeting at 9:30 p.m. to the next regular meeting scheduled for Monday, April 26, 2021 at 7:00 p.m. via Zoom; **MADE** by E. Grochowski, **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake; K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted,

Sarah Makowicki
Recording Clerk