



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, May 24, 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, Kathryn Toolan at 7:06, Tina Rupp seated for Kathryn Toolan until 7:06pm, and Andre LaFerriere, seated for Donna Leake

Members absent: Donna Leake

There was one member of the public present.

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

**II. NEW BUSINESS**

The applicant for “Your CBD Store” was either not present or was unable to participate. “CVS Pharmacy/Health Hub” was presented first, followed by “Your CBD Store.”

**B. “CVS Pharmacy/Health Hub” Application for Certificate of Zoning Compliance for Signs, 519 Boston Post Road, Map 40/Lot 15, Gateway Business B-4 District**

Gary McCoy with Poyant Sign Company explained that CVS is rebranding all of its stores, to include a red heart. CVS also has a second brand, called “Health Hub,” which he stated is a separate business and which they want to brand on the exterior of the building as well.

Katie Toolan was seated at 7:06 p.m.

Proposed are two CVS wall signs and one free standing sign. The wall signs would have 'halo' lighting, which casts a light glow around the letters. The current wall signs are 53 s.f. each; proposed are 52 s.f. signs. Also proposed are two signs for Health Hub, also halo lit.

E. Grochowski commented that per Zoning regulations, two wall signs are allowed per tenant, and while Health Hub is another brand of CVS, the tenant is still CVS.

Ed Armstrong pointed out a discrepancy on the sign application, which states proposed wall signs are 90.23 s.f., which exceeds the allowable size in the regulations. Tina Rupp pointed out that the proposed CVS street sign is a different red than the red that is proposed for the building sign. She also commented on the bright white posts and remarked that the lettering seemed flat.

Mr. McCoy agreed that the red colors should match, and agreed to make the letters on the free standing sign dimensional, that is, popped out as they are on the wall signs, 3" thick, red, and the background of the sign will be the same color as the building, and the poles will be a neutral color.

E. Grochowski remarked that the special exception for the existing CVS signs did not allow for internal illumination. She stated she is not convinced an internally illuminated sign should be allowed, or that Health Hub counts as another tenant.

Mr. McCoy stated that the proposed signs are not internally illuminated.

There was discussion about the incorrect size calculation on the application. Mr. McCoy stated it was an error and that both Health Hub signs should read 67.95 s.f. The Board stated that the second sign, per regulations, would be 40 s.f.

Mr. McCoy stated for the record that there is no way he can make the sign compliant. He stated the current signs exceed code and he cannot come back with a code compliant package. E. Grochowski stated that the signs proposed by the applicant exceed the sizes of the current signs.

E. Armstrong asked if the applicant would consider placing Health Hub signs in the window.

Mr. McCoy was not opposed to the idea.

**MOTION** by E. Grochowski to recommend approval of **"CVS Pharmacy/Health Hub" Application for Certificate of Zoning Compliance for Signs** 519 Boston Post Road, Map 40/Lot 15 Gateway Business B-4 District with the recommendations that: 1) the existing CVS wall signs are replaced with halo-lit signs as proposed, 2) that the Health Hub signs are incorporated into the existing window panels rather than as stand alone wall signs, and 3) that the freestanding sign has raised dimensional lettering; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Armstrong, K. Caldarella, K. Toolan and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** E. Grochowski, **APPROVED:** 4-0-1.

**A. "Your CBD Store" Application for Certificate of Zoning Compliance for Signs**  
707 Boston Post Road, Map 36/Lot 101, Shopping Center Business B-2 District

Michael Milardo, applicant, presented the sign application. Proposed is a wall sign, 40" tall by 9 ft long, and a directory sign that is 22.5" tall by 69.5" wide. The signs are black with gold letters.

Members discussed design changes, to provide some contrast and to give some elements more weight than others.

**MOTION** by E. Grochowski to recommend approval of **“Your CDB Store” Application for Certificate of Zoning Compliance for Signs**. 707 Boston Post Road, Map 36/Lot 101, Shopping Center Business B-2 District, with the following recommendations: 1) that the width of the gold border is reduced in size by half, 2) that there is a black border around the outside edge, 3) that the letters 'C' 'B' and 'D' are closer together, a bit larger, and centered, and 4) that 'Your' and 'Store' are different weights from the other words; **SECONDED**: A. Laferriere; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 5-0-0.

C. **“Sherwood Apartments” Application for Site Plan /Coastal Site Plan Review for Affordable Housing (CGS 8-30g)**

Convert 3,165 s.f. school to 3 apartment units and office. 45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District

Construct 1,120 s.f. garages/storage for 4 units with 1,120 s.f. apartment above and parking lot. 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District.

Contract Purchaser: Bedcon Holdings, LLC. Agent: Attorney Edward Cassella

Attorney Ed Cassella presented the application. Also present were Will Sulots and Aaron Williams with Bedford Construction. E. Cassella explained that Bedcon Holdings proposes to convert the former Sherwood School into a mixed use affordable housing development under General Statutes 8-30g. Proposed at 45 Sherwood Terrace are three apartments and office space; proposed at 38 Sherwood Terrace is a 1,120 s.f. apartment with garage and storage units below. E. Cassella explained that almost all the landscaping will be retained. He reviewed the site plan, noting existing versus proposed parking and landscaping.

Aaron Williams of Bedford Construction reviewed lighting details, as well as the sign for Bedford Construction, 18x24” with wood carved letters.

**MOTION** by E. Armstrong to recommend approval of **“Sherwood Apartments” Application for Site Plan /Coastal Site Plan Review for Affordable Housing (CGS 8-30g)** Convert 3,165 s.f. school to 3 apartment units and office. 45 Sherwood Terrace, Assessor’s Map 30, Lot 49, Business B-1 District Construct 1,120 s.f. garages/storage for 4 units with 1,120 s.f. apartment above and parking lot. 38 Sherwood Terrace, Assessor’s Map 30, Lot 41, Residence A District. **SECONDED**: K. Toolan; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 5-0-0.

D. **“745 Eatery” Application for Modification to Special Exception Permit** to convert 1,200 s.f. office space to restaurant space (2,700 s.f.) 745 Boston Post Road, Map 36/Lot 86, Shopping Center Business B-2 District, Pedestrian Node

Michael Ott, P. E. with Summer Hill Civil Engineers & Land Surveyors opened the presentation, and introduced Greg Nucci and Kelsy Janus of Point One Architects. G. Nucci explained they are renovating the site of the former Saybrook Soup & Sandwich restaurant, including the part of the building that was office space. Proposed are interior renovations, and exterior improvements including new brick facade, dormer, and cupola, and addition of three garage bays for outdoor dining. The site remains almost the same with existing parking and patio.

Two wall signs are proposed at 13 s.f. and 22.5 s.f. Sign #2 on the side of the building is to be back lit, dark gray metal, with cut out letters and a halo effect of a white neon border. The '7 Four Five Eatery' sign on front of building is to be channeled lettering. Also proposed is a freestanding sign at 19 s.f.

G. Nucci reviewed building materials and mechanicals.

**MOTION** by E. Armstrong to recommend approval of “745 Eatery” Application for **Modification to Special Exception Permit** to convert 1,200 s.f. office space to restaurant space (2,700 s.f.) 745 Boston Post Road, Map 36/Lot 86, Shopping Center Business B-2 District, Pedestrian Node, **SECONDED:** E. Grochowski; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

I. REGULAR BUSINESS

B. Minutes

**MOTION** to approve the meeting minutes of May 10, 2021 as presented; **MADE** by E. Grochowski; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

III. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:50 p.m. to the next regularly scheduled hybrid meeting Monday, June 14, 2021 at 7:00 p.m. at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street; **MADE** by E. Grochowski, **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully submitted,

Meryl Moskowitz  
Recording Clerk