



TOWN OF OLD SAYBROOK
Architectural Review Board

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Emily Grochowski, Chairman
Edward Armstrong, Vice Chairman
Kate Caldarella, Secretary
Donna Leake
Kathryn Toolan
Alternate Members
Tina Rupp
Andre Laferriere

MINUTES
REGULAR HYBRID MEETING
Monday, July 26, 2021 at 7:00 p.m.

I. REGULAR BUSINESS

A. Roll Call

The Chair, Emily Grochowski, called the meeting to order at 7:03 p.m.

Members present: Emily Grochowski, Donna Leake, Kathryn Toolan, Tina Rupp, and Andre Laferriere seated for Kate Caldarella

Members absent: Edward Armstrong, Kate Caldarella

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

II. NEW BUSINESS

The applicant for “Master Mobile, LLC” was not present at the start of the meeting. The Chair moved to hear the application “Real Living.”

B. “Real Living” Application for Certificate of Zoning Compliance for Signs

101 Main Street, Map 37/Lot 35 Central Business B-1 District

Chris Dubord, Agent, explained that Real Living is rebranding the property at 101 Main Street with their company signage. Proposed are: a wall sign at 20.75” x 28,” a hanging sign at the front of the building at 21” x 24.6” and vinyl lettering for the front and back glass doors.

MOTION by K. Toolan to recommend approval of “Real Living” Application for **Certificate of Zoning Compliance for Signs** 101 Main Street, Map 37/Lot 35, Central Business B-1 District with the recommendation to remove the large Harbor Light Realty sign and smaller lighthouse sign on the side of the building as well as power wash the sun stained areas after their removal; **SECONDED:** E. Grochowski; **VOTING IN FAVOR:** E. Grochowski, D. Leake, K. Toolan and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

A. **“Master Mobile, LLC” Application for Certificate of Zoning Compliance for Signs**
123 Spencer Plains Road, Map 46/Lot 4-4, Gateway Business B-4 District

The applicant, Louis Crotta, presented the sign application. Also present was Fawn Fiore. The applicant proposes a sign at 2' x 8' installed within the existing posts and brackets, and a second smaller sign at 2' x 4' above the door at the right rear of the building. The applicant plans to have a black background with metallic silver lettering.

MOTION by K. Toolan to recommend approval of **“Master Mobile, LLC” Application for Certificate of Zoning Compliance for Signs** 123 Spencer Plains Road, Map 46/Lot 4-4, Gateway Business B-4 District with the recommendation that the sign background is black and the letters are metallic silver, and that the existing posts are power washed if needed; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, D. Leake, K. Toolan and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

III. REGULAR BUSINESS

B. Minutes

MOTION to approve the meeting minutes of July 12, 2021 amended to state in II. A. “Cumberland Farms” that the discussion reflect that all information for Exhibit A was included in the application material but not written on the proper form; **MADE** by E. Grochowski; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, D. Leake, K. Toolan and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

IV. ADJOURNMENT

MOTION to adjourn the meeting at 7:23 p.m. to the next regular meeting scheduled for Monday, August 9, 2021 at 7:00 p.m. in the 2nd floor conference room, Old Saybrook Town Hall, 302 Main Street and via teleconference; **MADE** by E. Grochowski, **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, D. Leake, K. Toolan, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully Submitted,

Meryl Moskowitz
Recording Clerk