



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**  
*Robert Hansen Jr.*

**MINUTES**  
**REGULAR MEETING**  
Monday, December 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 7:00 p.m.

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

Members absent: Robert Hansen

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

**II. NEW BUSINESS**

**A. “Classic Carriage Car Wash”** Application for Special Exception Use  
Proposed 2,464 s.f. Convenience store, 2,500 s.f. canopy, electric charging stations,  
reconfiguration of gas pumps/7 nozzles.  
351 Bost Post Road, Assessor's Map 42/Lot 10-1, Business B-4 District  
Property Owner: Injun, LLC      Agent/Owner: John Pytlik

Justin Pytlik, the son of the owner of Classic Carriage, presented the application. Also present was Walter Craven, architect. The property has two car wash buildings and a Shell gas station. Changes are proposed for the gas station only. The sub surface gas tanks will be replaced, the gas station store will be replaced with a convenience store, the gas islands reconfigured to be perpendicular to the road, infrastructure will be put in place for three charging stations. Also proposed is a new canopy, and the sign will be digitized with non flashing LED price indicators. The convenience store will have two small offices on the second floor.

Mr. Pytlik explained that the back of the building is longer than 40' but is interrupted by stairs and railings. E. Grochowski agreed that since that particular wall is in the rear, and is interrupted, it meets the intent of the regulations.

Mr. Pytlik reviewed landscaping, lighting, and signage. He explained the sign will have an accent light, like a gooseneck, and will not be backlit.

E. Grochowski asked for clarification of the three entrances to the property. Mr. Pytlik explained the southern entrance is the main entrance, and the other two are for exiting.

There was a brief discussion about sidewalks and whether, since the property is in the Mariner's Way area, are sidewalks indicated? E. Grochowski stated that this is not in a pedestrian node and sidewalks are indicated for the opposite side of the street. Regarding landscaping, E. Grochowski asked that the mulched gardens be expanded.

Members agreed the proposed changes are an improvement to the property.

**MOTION** by E. Armstrong to recommend approval of “**Classic Carriage Car Wash**” Proposed 2,464 s.f. Convenience store, 2,500 s.f. canopy, electric charging stations, reconfiguration of gas pumps/7 nozzles. 351 Bost Post Road, Assessor's Map 42/Lot 10-1, Business B-4 District *with the following recommendations: a gooseneck light be used to illuminate the sign; that matching gooseneck lights be used on the sides of the building where indicated; increase the mulched planting areas in the landscaped islands;* **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. “**288 Main Street, LLC**” Application for Certificate of Zoning Compliance for Signs and Design Review Application” Renovation to existing facade and sign.  
288 Main Street, Assessor's Map 30/Lot 66, Central Business B-1 District

Attorney Ed Cassella, representing the applicant, explained the proposed changes to 288 Main Street. Also present was owner Steve Norton. Saybrook Wealth Group is relocating to the side of the building formerly occupied by the Art Emporium. Proposed changes are to the two store fronts only. Both entries will be at grade, the steps at the right-hand entrance will be removed. The glass windows in front will remain the same, a new door will be added to the right side, and will match the left-hand door. The entries will be handicap accessible. E. Grochowski asked about lighting. Mr. Norton explained that if lighting is used for the sign, they will use gooseneck. Also proposed are bronze 'antique' hanging fixtures in the doorways. Street number colors will be consistent for both entries.

Board members commented that the owner may want to consider increasing the size of the lettering of 'Saybrook Wealth Group'.

**MOTION** by K. Toolan to recommend approval of “**288 Main Street, LLC**” Application for Certificate of Zoning Compliance for Signs and Design Review Application” Renovation to existing facade and sign. 288 Main Street, Assessor's Map 30/Lot 66, Central Business B-1 District; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake and K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

### III. DISCUSSION

#### A. Design Review Awards

The framed prints have been ordered at The Art Emporium (2 sets for each of the 4 awards) and February 8, 2021 has been set as the date to present the awards to the recipients at the regularly scheduled ARB meeting. Letters to the recipients will be mailed this week or next.

#### IV. REGULAR BUSINESS

##### A. Minutes

E. Grochowski wished to recognize Susan Missel for her many years of dedication to the Board, as Chair and as a regular member, adding that she will be missed. Kathryn Toolan has been made a regular member.

**MOTION** to approve the meeting minutes of November 23, 2020 as presented; **MADE** by E. Grochowski; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake and K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

#### V. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:05 p.m. to the next regularly scheduled meeting on Monday, December 28, 2020 at 7:00 p.m. via Zoom; **MADE** by E. Grochowski, **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake and K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted,

Meryl Moskowitz  
Recording Clerk