



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, January 25, 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 and Kathryn Toolan

Members absent: Robert Hansen

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

II. NEW BUSINESS

A. “Five Below” Application for Certificate of Zoning Compliance for Signs

665 Boston Post Road, Map 36/Lot 103, Shopping Center Business B-2 District

Applicant/ Agent: David Hemming Owner: Old Saybrook Associates, LLC

John Morrison of Connecticut Sign Service presented for the applicant.

Five Below is moving into the space previously occupied by Pier 1. Proposed signs are one wall sign in the front of the building, one sign beneath the front canopy, one wall sign at the rear of the building, and replacement of 4 panels in existing tenant directories. The signs are blue background with white lettering. The primary sign in front and the rear wall sign will have white internally illuminated channel lettering.

E. Grochowski asked to review the dimensions of wall sign #1 on the application and the resulting square footage calculation, noting that the width of 107 ft should read 36 ft. The resulting square footage would be 86.4 s.f., still within regulations. Mr. Morrison agreed to resubmit the application to the Land Use office with the re-calculated dimensions.

MOTION by K. Toolan to recommend approval of **“Five Below” Application for Certificate of Zoning Compliance for Signs** with the condition that applicant resubmit the Application reflecting the correct facade width and square footage; 665 Boston Post Road, Map 36/Lot 103, Shopping Center Business B-2 District; **SECONDED:** E. Grochowski; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake and K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

B. “Elevated State” Application for Certificate of Zoning Compliance for Signs

238 Main Street, Map 37/Lot 133, Central Business B-1 District

Applicant: Erik St. Croix Owner: Main Street Realty, LLC

Erik and Alexis St. Croix presented the application. The proposed sign is slightly larger than the previous sign for Ocean Art, which it is replacing. No lighting is proposed. The proposed sign is 27” tall by 99” wide and is framed in a fir wood frame. Letters are mainly white against a black background.

There was discussion about the size of the letters, with general agreement on the overall appearance.

MOTION by E. Armstrong to recommend approval of **“Elevated State” Application for Certificate of Zoning Compliance for Signs**, 238 Main Street, Map 37/Lot 133, Central Business B-1 District; **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.

III. DISCUSSION

A. Design Review Awards

Invitations have been sent to all Commission members, and all three recipients have confirmed attendance.

IV. REGULAR BUSINESS

B. Minutes

MOTION to approve the meeting minutes of January 11, 2021 as presented; **MADE** by K. Toolan; **SECONDED:** E. Grochowski; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake and K. Toolan; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

V. ADJOURNMENT

E. Grochowski informed the Board of the resignation of Bob Hansen. The Chair thanked him for serving on the Board, noting his input will be missed.

MOTION to adjourn the meeting at 7:30 p.m. to the next regularly scheduled meeting on Monday, February 8, 2021 at 7:00 p.m. via Zoom; **MADE** by K. Toolan, **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