



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
Andre LaFerriere

MINUTES
REGULAR MEETING
Monday, February 22, 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, Donna Leake, and Andre LaFerriere

Members absent: Kathryn Toolan

Public: Tina Rupp

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

II. NEW BUSINESS

A. “Central CT Pediatric Dentistry & Orthodontics” Application for Certificate of Zoning Compliance for Signs

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

Applicant: Chris Religa Agent: Andrew Vercillo (Computer Signs) Owner: Old Saybrook Associates, LLC

Andrew Vercillo of Computer Signs presented the sign application for a new dentistry office opening in the Stop & Shop Plaza. The applicant has offices in other towns and wants to keep their logo and signage consistent with the other locations. Applicant is requesting an illuminated channel letter sign for the store front facade, at 62 sq. ft.

Mr. Vercillo agreed to recalculate the sign dimensions based on wall measurement of 99 sq ft and resubmit the corrected application.

MOTION by E. Armstrong to recommend approval of “Central CT Pediatric Dentistry & Orthodontics” Application for Certificate of Zoning Compliance for Signs with the recommendation that the dimensions of the wall sign are recalculated using a wall measurement of 99 sq ft; 665 Boston Post Road, Map 36/Lot 103, Shopping Center Business B-2 District; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

- B. **“215 Elm Street” Application for Site Plan/Coastal Site Plan Review** for a 12,600 s.f. medical office and 13,500 s.f. medical office building.
215 Elm Street, Assessor’s Map 38/Lot 2, Industrial I District, Coastal Management Zone

Marjorie Shansky, attorney, introduced Michael Picard, principal, Michael Ott, P.E. and Land Surveyor with Summer Hill Civil Engineer, John Matthews, of John Matthews Architecture and Planning, and Abigail Adams, Landscape Architect with A2 Land Consulting.

Mr. Ott gave an overview of the site, noting locations of Building 1 and Building 2, both slated to be medical office buildings. He explained this application represents Phase II for the development of Atlas Commons.

The parcel is approximately 16.3 acres, with approximately 3.1 acres of upland wetland, and approximately 11.5 acres of tidal wetlands. He reviewed parking, site lighting, and location of existing and proposed landscaping.

Ms. Adams reviewed the landscape plan, noting location and types of trees, ornamental shrubs, ground cover and perennials.

E. Armstrong inquired about the parcel that has been offered to the Land Trust. Mr. Ott explained that 11.5 acres of mostly tidal wetland, known as Mill Meadows, has been offered to the Land Trust and a pedestrian easement will allow the Land Trust to have access.

Architect John Matthews reviewed details of Building 1, proposed at 12,639 sq. ft., in particular lighting and location of gooseneck lamps, possible location of signage, building material of cement fiber siding with azak trim, dark windows and slate gray shingle roof, noting rooftop cupola with copper flashing.

Mr. Matthews explained that after the initial building design was submitted, a potential tenant asked for a modified design. He presented an alternative design to the front entrance of the building, wanting to make the Board aware that if this tenant is secured, the applicant will return for approval of a minor modification. Front elevations of the modified design were reviewed.

Michael Picard, owner of the property, explained that Hartford Healthcare is a likely tenant, and they will likely want their signature on their buildings. He stated they are asking for approval of the original design, that they would return if needed for minor modification for front entryway.

There was a discussion about signage. E Armstrong advised that maximum size allowed is 100 sq. ft.

E. Grochowski showed existing Hartford Healthcare buildings with the proposed example of the front pediment, via screenshare.

E. Grochowski commented about the placement of the four dormers (located closest to Pasta Vita side of the building) which appear to not be centered over the windows. Mr. Matthews suggested they might consider three gables instead that are centered.

There was a discussion of facade articulation and whether the design meets the regulations. E. Grochowski expressed that the dormers are the articulation needed to break up the facade. Members were in general agreement on this point. Members discussed the alternative proposed design of the front pediment, and agreed the modified design is a very different look from the proposed, more traditional design.

Mr. Matthews reviewed Building 2, proposed at 13,500 sq ft. E. Grochowski stated she likes the look of the black lettering in the banding, with the gooseneck lighting. Board members were in agreement. Mr. Picard expressed they want consistency with the lettering and signs across both buildings, with limited signage on the building and overall classic look.

MOTION by E. Armstrong to recommend approval of **“215 Elm Street” Application for Site Plan/Coastal Site Plan Review** for a 12,600 s.f. medical office and 13,500 s.f. medical office building. 215 Elm Street, Assessor’s Map 38/Lot 2, Industrial I District, Coastal Management Zone; **SECONDED:** E. Grochowski; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

- C. **“Hanford Commons II” Application for Site Plan Review for Affordable Housing (CGS 8-30g)** Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.
109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node

Attorney Marjorie Shansky introduced developer Michael Picard, Michael Ott, P.E. and Land Surveyor with Summer Hill Civil Engineer, and Abigail Adams, Landscape Architect with A2 Land Consulting. She stated that the Hanford Commons apartments is complementary to Hanford Commons, and is being offered under CT Statue 830 g affordable housing.

Mr. Ott reviewed the location and overall site layout, located at the corner of Lynde and Elm Streets on a half acre, with apartment building at the corner, and entrance on Lynde Street. He reviewed lighting, location of trash receptacle, a pergola for outdoor space, among other items.

Ms. Adams reviewed landscape plans, including ornamental trees, ground covers and perennials, mixing evergreens with ornamentals and flowering shrubs, creating a nice street scape on the corner. On the southwest side they propose to extend an existing row of arborvitae with additional arborvitae to continue the buffer between the residential properties.

E. Grochowski asked about the maturity of the proposed arborvitae, stating she would like them to be mature and healthy. She also asked about the sidewalk that ends and if it could be extended. Mr. Ott stated that would be a discussion for Zoning and Town staff. Applicant agreed they would like the sidewalk to continue.

Mr. Picard reviewed building material of brick, limestone banding, and azak, and reviewed lighting, which will be similar to 99 Lynde Street.

D. Leake left the meeting at 8:30p.m.

Members were in agreement with the overall design.

MOTION by E. Grochowski to recommend approval of “**Hanford Commons II**” **Application for Site Plan Review for Affordable Housing (CGS 8-30g)**; Development to construct a three story 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage. 109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node, with the recommendation that the landscape buffer be enhanced as much as feasible; **SECONDED**: K. Caldarella; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Caldarella; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

MOTION by E. Grochowski to seat Alternate Member Andre Ferriere for Donna Leake; **SECONDED**: E. Armstrong; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Caldarella; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

III. REGULAR BUSINESS

B. Minutes

MOTION to approve the meeting minutes of February 8, 2021 as presented; **MADE** by E. Grochowski; **SECONDED**: A. Ferriere; **VOTING IN FAVOR**: E. Grochowski, K. Caldarella, E. Armstrong, A. Ferriere; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 4-0-0.

IV. ADJOURNMENT

MOTION to adjourn the meeting at 8:55 p.m. to the next regularly scheduled meeting on Monday, March 8, 2021 at 7:00 p.m. via Zoom; **MADE** by E. Grochowski, **SECONDED**: K. Caldarella; **VOTING IN FAVOR**: E. Grochowski, K. Caldarella, E. Armstrong, A. Ferriere; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 4-0-0.

Respectfully Submitted,

Meryl Moskowitz
Recording Clerk