



TOWN OF OLD SAYBROOK
Architectural Review Board

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Executive Board
Susan Missel, Chair
Anthony Brodeur Vice Chairman
Barbara D'Agostino, Secretary

Theodore Pendleton
Donna Perrotti Leake
Alternate Members
Emily Grochowski

MINUTES - Regular Meeting
Monday, January 8, 2018 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room - 302 Main Street

Attendant Members

Susan Missel
Anthony Brodeur
Emily Grochowski
Theodore Pendleton

Absent Members

Barbara D'Agostino
Donna Perrotti Leake

Attending Staff

Susan Beckman, Director Economic Development
S. Beaudoin, Recording Clerk

S Missel called the meeting to order at 7:00 p.m.

S Missel stated that he reserves the right to change the order of the agenda.

II. OLD BUSINESS

There was no old business.

III. NEW BUSINESS

A. "A Shore Dental" Application for Certificate of Zoning Compliance for Signs

670 Boston Post Road, Assessor's Map 37/Lot 53

Shopping Center Business B-2 District

Applicant/Agent: Philip Schaller, Signs & Graphics Owner: Robert Schwartz

Philip Schaller, Signs & Graphics presented on behalf of this proposal. This is an application for one building, front wall sign panel 3/4" PVC with vinyl graphics, single face, non-illuminated, and one ground sign panel 3/4" PVC with vinyl graphics, double face, non-illuminated. The existing poles will be utilized for the ground sign.

There were no comments or concerns related to this proposal expressed from the Board.

MOTION to approve, "Shore Dental" Application for Certificate of Zoning Compliance for Signs, 670 Post Road as presented with the following recommendation: 1) Flowers are to

be installed within the brick planter situated in the location of the free-standing sign; **MADE** by E Grochowski; **SECONDED**: A Brodeur; **APPROVED** by A Brodeur, S. Missel, E Grochowski, T Pendleton; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** (4-0-0)

B. “Pediatric Dentist Office” Application for Special Exception Permit/Coastal Site Plan Review (Design Review and Sign)

Construction of a 5,250 s.f. single story office building, parking lot and sign.

1017 Boston Post Road, Assessor’s Map 28 / Lot 38

Applicant: CCPD Properties Agent: Joe Wren, P.E.

Joe Wren, P.E. Indigo Land Design presented on behalf of this proposal. This is an application for the installation of one, 3’ x 5’ x 8” double-sided, LED interior lit white aluminum lightbox sign and 3/16” acrylic faces lettered with HP translucent, vinyl, freestanding sign. The sign face is 3/16” acrylic lettered with high performance translucent vinyl. The free-standing sign will be mounted on 4” x 4” wood posts covered with white PVC caps and will be 7’ from grade to the top of the sign.

Matt Jacobson, Point One Architect who presented noted that the structure subject to this proposal has been designed to be in keeping with a New England style theme with grey colored cedar impression siding and the windows will be framed in black with trim. The windows situated at the southern elevation will be proportionate with the building while maximizing the natural light. The handicap ramp wraps around the column covered entryway and facing along the ramp is an ashlar pattern stone. On the front façade will be one, 5’ x 20’ foot internally illuminated sign with white background. Also at the entry, a recessed can lighting will be installed. M Jacobson stated that a light will be installed over the emergency egress which wraps around west side of the building. A 6-foot vinyl white fence will surround the dumpster enclosure.

E Grochowski suggested that the front face of the four-foot high curb which is about 30 s.f. in length to be enhanced with an ashlar pattern stone.

J Wren suggested to have that one leg of the curb done in a landscape block with decorative landscaping installed in front of the wall.

MOTION to approve “Pediatric Dentist Office” Application for Special Exception Permit/Coastal Site Plan Review (Design Review and Sign), 1017 Boston Post Road as presented with the following changes: 1) A landscape bed is to be installed to the left of the handicap ramp and the plantings will include Hydrangea, ornamental grasses, Saybrook Juniper, female Holly and one Bloodgood Red Maple which is to be situated in the center of the main wall between the three windows and the emergency exit door; 2) Install ornamental grasses, Hydrangea and Holly to the right of the entry door, in front of the three windows; 3) Landscape with Evergreens in front of the concrete retaining wall, in the southeast corner, in front of the first parking space on the right; 4) The signage lettering is to be done in a sharper, darker grey color on both signs; **MADE** by A Brodeur; **SECONDED**: T Pendleton; **APPROVED** by A Brodeur, S. Missel, E Grochowski, T Pendleton; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** (4-0-0)

C. **“Little Pub” Application for Special Exception Permit (Design Review and Sign)** 3315 s.f. restaurant, facade renovation and roof line changes.
1231 Boston Post Road, Assessors Map 27/Lot 39
Business B-3 District, Pedestrian Node
Applicant: 1231 BPROS, LLC Agent: Joe Wren, P.E.

Joe Wren, P. E., Indigo Land Design presented on behalf of this proposal. The existing, non-conforming street sign is 15.8 s.f. The stone post and base that supports the street sign will remain and the existing sign will be replaced with a smaller, more conforming 55” wide x 44” tall sign that is 14.8 s.f. and hung with a 60” iron rod. The existing building mounted sign is 13.3 s.f. and is mounted on the front roof, which is not permitted in the zoning district. Also, the sign is mounted above the front vestibule and is 3.6 times greater than the max sign area allowed on that wall. The existing sign will be removed and the proposed 40” wide x 36” tall building mounted sign will be slightly smaller at 9.1 s.f. and significantly more conforming since it will be appropriately mounted above the main entry vestibule. The sign will be hung with a 48” iron rod and illuminated by two MR16 LED gooseneck lights on rods. There will be a minimum of 10 feet of clearance to the mounting hardware and face the street. Both signs will be constructed of wood painted “Rembrandt Red” color with gold lettering and an antique hand drawn image of a pub will be situated on the street number on the bottom of the sign.

Perimeter landscaping comprises of Arborvitae providing a tall buffer between this business and the abutting residential home. There is an existing telephone pole in the center of the property and a flood light which shines in two directions, which will be changed out with a new Eversource shrouded fixture along with decorative lighting on-site. The porch will be enclosed with fencing and the dumpsters will be fenced-in with a gate on the backside for the purpose of access.

Joseph T. Sepot, A.I.A., Branford, CT presented. Little Pub has a brand which is that of an old English Pub theme. The building is proposed to be a Tudor-style with a hip gabled roof, diamond shaped muntins in the window and stucco facade on three of the sides. The roof will be raised and gabled and a chimney will be installed for the purpose of accommodating a gas fireplace insert.

Planters will be installed along the front of the building for the purpose of landscaping. J Sepot stated that a total of 33 s.f. will be added to the entire building so as to create a visual character and to add depth to the elevation. The materials on the building will be comprised of timberline red roofing shingle, exterior white stucco material. The front entry door will be painted in “Rembrandt Red” and a faux timber will be installed in the area of the front entry.

The decorative lights will be installed off of the front entry and on two sides of the outdoor dining area. The small door fixture will be installed over the back entry. Three low impact, full cut-off lights which will be directed toward the ground will be installed in the fenced-in area. The lights will be placed on a timer to turn on at dusk and timed to shut off when the building closes. Festoon lighting will be placed in the area of the pergola.

MOTION to approve, “Little Pub” Application for Special Exception Permit (Design Review and Sign), 3315 s.f. restaurant, facade renovation and roof line changes; 1231 Boston Post Road, as presented with the following recommendation: 1) The planters are to be constructed of the “old timber” which is in-keeping with the style of the framing on the outside

of the building. 2) The proposed installation of Arborvitae on the right side of the property will be reconsidered to be replaced with a deer resistant Deciduous; **MADE** by A Brodeur; **SECONDED**: T Pendleton; **APPROVED** by A Brodeur, S. Missel, E Grochowski, T Pendleton; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** (4-0-0)

D. “O’Reilly Auto Parts” Application for Certificate of Zoning Compliance for Signs, 899 Boston Post Road, Map 29/Lot 6, Shopping Center Business B-2 District
Applicant: Artfx Signs Owner: O’Reilly Automotive Stores, LLC

Tina Varner, Project Manager Artfx Sign presented on behalf of this proposal. This is an application for the installation of one illuminated wall sign. At the July 24, 2017 ARB meeting, the Board approved a “café” color to be utilized on the “O’Reilly Auto Parts” banner in place of the proposed red color.

At the July 24, 2017 meeting Jim Dean, AIA representing this proposal stated that it is the preference of the company to use red as banner across the upper portion of façade. J. Dean presented an alternative color, “café” which the Board unanimously approved. The primary color of the building is tan, with darker “latte” stone along lower portion. T Varner stated that this company’s national color is comprised of green within the white lettering “O’Reilly Auto Parts”.

MOTION to approve, “O’Reilly Auto Parts” Application for Certificate of Zoning Compliance for Signs, 899 Boston Post Road, as presented with the following changes: 1) The red background will be eliminated on both the building and the monument signs and the background will be done in the café color as presented at the July 24, 2017 meeting by Jim Dean, Architect; 2) The Commission would like the monument sign lowered to meet the 12-foot requirement as per the current zoning regulation; **MADE** by A Brodeur; **SECONDED**: T Pendleton; **APPROVED** by A Brodeur, S. Missel, E Grochowski, T Pendleton; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** (4-0-0)

I. REGULAR BUSINESS

A. Minutes

MOTION table approval of the Meeting Minutes; **MADE** by A Brodeur; **SECONDED** by A Brodeur; **APPROVED** by A Brodeur, E Grochowski, S Missel, T Pendleton; **OPPOSED**: None; **ABSTAINING**: None; **MOTION CARRIED** (4-0-0)

B. Correspondence & Announcements

There were no announcements and there was no correspondence.

C. Committee, Representative & Staff Reports

A Brodeur stated that he was recently approached by a local engineer related to the Architectural Review Board application process and the requirement for approval of the business sign with the presentation of the initial application. A Brodeur noted that in some

instances an applicant who is in-process of special exception permitting process and is before the ARB for design review may not initially have a sign proposal.

A brief discussion ensued and A Brodeur indicated that an explanatory letter from the engineer to the ARB will be forthcoming.

IV. DISCUSSION

There was no discussion.

V. ELECTION OF OFFICERS

MOTION to table election of officers; **MADE** by A Brodeur; **SECONDED** by E Grochowski; **APPROVED** by A Brodeur, E Grochowski, S Missel, T Pendleton; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** (4-0-0)

VI. ADJOURNMENT

MOTION to adjourn the meeting at 9:28p.m. to the regular meeting scheduled to be held on Monday, January 22, 2018 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 pm; **MADE** by A Brodeur; **SECONDED** by E Grochowski; **APPROVED** by S Missel, A Brodeur, E Grochowski, T Pendleton; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** (4-0-0)

Respectfully submitted,

Stella Beaudoin
Recording Secretary