

## Architectural Review Board Minutes 01/09/2017



### TOWN OF OLD SAYBROOK Architectural Review Board

302 Main Street • Old Saybrook, Connecticut 06475-1741  
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[www.oldsaybrookct.org](http://www.oldsaybrookct.org)

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

Theodore Pendleton  
Donna Perotti Leske  
Alternate Members  
Jennifer Hoben  
Emily Grochowski

**MINUTES - Regular Meeting**  
Monday January 9, 2017 at 7:00 P.M.  
Town Hall, 2nd Floor Conference Room - 302 Main Street

#### **Attendant Members**

Emily Grochowski  
Anthony Brodeur  
Theodore Pendleton

#### **Absent Members**

Susan Missel  
Jennifer Hoben  
Barbara D'Agostino  
Donna Leske

#### **Attending Staff**

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

A Brodeur called the meeting to order at 7:01 p.m.

**MOTION** to place Minutes, Correspondence and Committee Reports at the end of the Agenda; **MADE** by A Brodeur; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T Pendleton, A Brodeur; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

#### **II. OLD BUSINESS**

- A. "Paul J. Bied D.D.S., LLC" Application for Certificate of Zoning Compliance for Signs  
1160 Boston Post Road, Map 28/Lot 7-2  
Restricted Business B-3 District  
Applicant/Owner: Paul J. Bied, D.D.S.

At the December 28, 2017 meeting the Board indicated that they would like to see a design as related to this proposal which will reflect the support on which the sign will be situated, to include the height and the materials along with the color scheme of the sign, the lighting design, a landscaping plan, and a photo of a facade of the building and a photo of any other signs on the property.

There was no one present at this evening's meeting on behalf of this application.

### **B. "Dock & Dine" Application for Minor Modification to Special Exception Permit**

145 College Street, Assessor's Map 24/Lot 42-1  
Saybrook Point SP-2 District

*Applicant: The Point, LLC      Agent: Joseph Wren, P.E.*

Stefan Nousiopoulos, Architect presented. S Nousiopoulos stated that per the suggestions of the Architectural Review Board, he has made some amendments to this previously approved plan, noting that the site plan and the position of the building has not changed, however due to the high cost, one of the proposed dining rooms has been removed. Patrons will enter from College Street and at that point, the first sight will be the entrance of the building. S Nousiopoulos stated that within the storage area is a service area which will bring goods to the second level. Also on that level is the lower lobby level which is the main entrance and also houses the elevator and the main stair which will also serve as a second egress. The other (emergency) egress is a scissor-stair and is situated on the other side of the dining room.

The main dining room area will have windows overlooking the main entry. The other stairs offer emergency egress from the dining room and the also go up to the mezzanine area over the restaurant, which is an office space that manages the restaurant. One dining room has a bar lounge area which converts to indoor/outdoor space in summertime via a glass partition that slides into a cavity in the wall and egresses onto the deck area. The deck is accessible by the elevator and it also acts as an egress and the outdoor bar is covered by roof.

S Nousiopoulos stated that the views of the Long Island Sound have been captured with this layout design and because a good deal of the river side is glass, the back portion where kitchen and service area is situated is a solid wall. S Nousiopoulos stated that changes have been made to the rear elevations and it is not possible to install windows in the kitchen area cooking wall due to the placement of the appliances, etc. S Nousiopoulos stated that in this revised plan, and to give the back side of the restaurant interest, he has pushed the storage area breakaway wall further back and he is featuring structural columns which are part of the pilings.

It was pointed out that at the December 5, 2016 Zoning Commission meeting, that Commission stated that per Section 68.2, this proposal is not in compliance in that there must be some break-up or architectural elements in a wall that is more than 40 feet in length, as related to the wall on the north side of the structure. At that meeting, R Friedmann, Zoning Commission chair stated that he is seeking a rendering of architectural articulations on the walls that exceed 40 feet and he stated that he is seeking further input and recommendations from the Architectural Review Board. S Nousiopoulos previously indicated that due to FEMA requirements and the area being a kitchen, windows could not be installed and the walls could not be broken up. The Zoning Commission responded that they could not approve the plans as submitted as it violates the Zoning Regulations.

G Pendleton suggested the placement of bamboo plantings with a containment system as a means to disguise the side of the building.

S Nousiopoulos stated that the restaurant cannot have windows per the fire code in the kitchen on the back of the line. He stated that this is a 400-seat restaurant and the kitchen will be pushing a good deal of food.

E Grochowski stated that the applicant presented this evening without the benefit of members having been provided the opportunity to review the plans in advance.

T Brodeur stated that there have been a few previous meetings at which the applicant has presented and this evening commissioners should focus only on the changes before them.

The installation of faux windows was suggested along the 40-foot kitchen wall. T Brodeur stated that he does not agree with the installation of faux windows.

S Nounsiopoulos suggested the installation of two faux windows along the 40 foot wall and the installation of one actual window in the bathroom. E Grochowski stated that she would like to see an actual plan with the proposed windows.

T Brodeur stated that the area where the big gunborel is situated under the roof line, needs something to break it up as it is over 40 feet.

S Nounsiopoulos mocked up the new plan he presented at this evening's meeting, known as Exhibits A & B, to reflect one window in each main bathroom and one window to the left of the service elevator as per Exhibit A. The applicant will provide finished detailed drawings at the February 6, 2017 Zoning Commission's regularly scheduled meeting.

**MOTION** to recommend approval of "Dock & Dine" Application for Minor Modification to Special Exception Permit; 145 College Street, Assessor's Map 24/Lot 42-1, Saybrook Point SP-2 District as proposed with the following stipulation: 1) Add three windows to the west elevation as shown on Exhibit A drawing on sheets A1.2 and A2.1; **MADE** by T Brodeur; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T. Pendleton, A Brodeur; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

#### I. NEW BUSINESS

##### A. "Spencer 95, LLC" Application for Special Exception Permit

47 Spencer Plain Road, Assessor's Map 25/Lot 25,  
Gateway Business B-4 District  
Applicant: Spencer 95, LLC Agent: Wayne Rand

Todd Clark, Blue Moon Design, Heather Arwater, Madison Earthcare and Pat Benjamin, Bascom Benjamin, LLC presented.

P Benjamin presented on behalf of this application. This is a proposal for 24-hour, low volume traffic facility. P Benjamin stated that the interior of the building will be used for storage purposes only and there will be no outside storage. The septic system will be situated on one small area on the front of the property. There is a paved driveway and there are three existing buildings situated on the gravel portion of the driveway. P Benjamin stated that one area is filled with bulky waste and one area is filled with dirt and debris which is also where the DEEP test holes were situated. There is a wetland area on the property. The applicant proposes a 3-story, climate controlled storage building. There is a 24-foot wide access driveway as you enter the property and a parking area which is paved to the second level. As you drive down-hill to the back of the building, there is a parking area and a loading dock with two exterior doors on the back of the building.

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Heather Arwater, Madison Earthcare presented. H. Arwater stated that there are several site constraints on this property as related to the landscaping plan which has been presented to IWWC and since revised since to incorporate all native species. H. Arwater stated that all of the proposed plantings are native and the design has good mix of color and deciduous Evergreens to provide interest throughout the seasons. There will be mixed bed borders throughout, and a large, Red Maple and native Dogwood in the front. On the railroad side of the building, plantings will be protected by a screen border.

Todd Clark, Blue Moon Design presented. T Clark distributed sheet A.5 which provides more detail of the proposed lighting. T Clark stated that the exterior will be comprised of an energy efficient, 4" sandwich panel and a vertical siding and an earth tone thin stone. There are three signs proposed and the third wall mounted sign which will face the railroad tracks which will read "Welcome to Old Saybrook." There is an egress situated on the back side of the building as well. LED down lighting will be situated beneath the awnings. The up-and-down lighting will be situated all along the elevations.

E Grochowski stated that there are no proposed sign dimensions, or color scheme before the Board for their review.

T Brodeur asked the applicant to come back with a sign proposal noting that the Board can offer approval of architecture and the landscape, however the exact square footage of the proposed signs is needed along with a color proposal.

T Brodeur stated the Board will recommend approval of the design as presented however he asked that the applicant bring back color samples of the entire façade and the awning color.

**MOTION** to recommend approval of "Spencer 95, LLC" Application for Special Exception Permit; 47 Spencer Plain Road, Assessor's Map 25/Lot 25, Gateway Business B-4 District with the following stipulations: 1) The applicant will come back before the ARB with a signage proposal to include dimensions, materials and color scheme; 2) The landscape plantings adjacent to wetlands will be approved by the IWWC; 3) When the applicant comes back for the signage review and approval, the Board will verify all of the colors on the facade of the building at that time; 4) The applicant will check the requirement for full cut off lighting; **MADE** by T. Brodeur; **SECONDED** by E Grochowski; **APPROVED** by E Grochowski, T. Pendleton, A Brodeur; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

#### III. REGULAR BUSINESS

##### A. Minutes

**MOTION** to table review and approval of the December 12, 2016 regular Meeting Minutes based on lack of quorum; **MADE** by A. Brodeur; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T. Pendleton, A Brodeur; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

##### Correspondence & Announcements

There was no correspondence. There were no announcements.

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#### B. Committee, Representative & Staff Reports

There were no Committee, Representative or Staff Reports

#### IV. DISCUSSION

##### A. Demolition Delay Ordinance

**MOTION** to table discussion on the Demo Delay Ordinance based on lack of quorum; **MADE** by A. Brodeur; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T. Pendleton, A Brodeur; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

#### V. ELECTION OF OFFICERS

**MOTION** to table Election of Officers; **MADE** by A. Brodeur; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T. Pendleton, A Brodeur; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

#### VI. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:55p.m. to the next regularly scheduled meeting to be held on Monday, January 23, 2017 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00p.m. **MADE** by T Pendleton; **SECONDED** E Grochowski; **APPROVED** by E Grochowski, T. Pendleton, A Brodeur; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

Respectfully submitted,

Stella Beaudoin  
Recording Secretary

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