

# Architectural Review Board Minutes 04/11/2017



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

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**Executive Board**  
*Susan Missel, Chair*  
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*Barbara D'Agostino, Secretary*  
  
*Theodore Pendleton*  
*Donna Perrotti Leake*  
**Alternate Members**  
*Jennifer Hoban*  
*Emily Grochowski*

**MINUTES - Regular Meeting**  
**Monday April 10, 2017 at 7:00 P.M.**  
Town Hall, 2<sup>nd</sup> Floor Conference Room - 302 Main Street

**Attendant Members**

Susan Missel  
Donna Perrotti Leake  
Theodore Pendleton

**Absent Members**

Anthony Brodeur  
Barbara D'Agostino  
Jennifer Hoban  
Emily Grochowski

**Attending Staff**

S. Beaudoin, Recording Clerk

S Missel called the meeting to order at 7:02 p.m. S Missel stated that she reserves the right to change the order of the agenda.

**II. OLD BUSINESS**

**A. "Waterview Landscaping" Application for Certificate of Zoning Compliance for Signs**

5 Jade Court, Map 42/Lot 9-2  
Gateway Business B-4 District

*Applicant: Ken Reid, Contract Purchaser      Agent: Edward M. Cassella, Esq.*

Ian Svellich, Designer and Project Manager for Waterview Landscaping presented on behalf of this application. I Svellich proposes the installation of one, 4' x 8', self-standing sign with white background and blue lettering, fabricated from PVC plastic with raised graphics for the logo. The self-standing sign will be situated on rough-cut granite posts and will be located in the front right landscape bed toward the lower right side. The second double-sided sign will be, 33" x 48" and will be situated on the existing street directory.

Applicant Ken Reid and Attorney Edward Cassella were not present at the meeting. The site plan review and the special exception were not discussed at this evening's meeting. Members reviewed the sign proposals only.

**MOTION** to approve “Waterview Landscaping” Application Certificate of Zoning Compliance for Signs; 5 Jade Court, Map 42/Lot 9-2, Gateway Business B-4 District; as presented; **MADE** by T Pendleton; **SECONDED** by D Leake; **APPROVED** by S. Missel, T Pendleton, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

**B. “Atlas Fence” Application for Site Plan Review and Application for Certificate of Zoning Compliance for Signs.**

1,224 s.f. fence business and 9,300 s.f. outdoor display area  
67 & 71 Mill Rock Road East, Map 42/Lots 33 & 34  
Industrial I District

*Applicant: Michael Picard    Owner: Patricia E. Brink    Agent: Joe Wren, P.E.*

Ross Gladstone, PE, Indigo Design presented. R Gladstone stated that the applicant is proposing to use the existing two-story dwelling on parcel 34 as an office building for Atlas Companies. This is a proposal to construct a gravel and paved driveway with 25 parking spaces which will be gravel and one paved landscaped parking space, and to add 9,300 s.f. of outdoor display area to the south rear. To install fencing, plants and landscaping along the perimeter and make other associated improvements. The six-foot vinyl fence will be situated on the rear of the property which will end at the new gravel driveway and from that point on post and rail fence will be installed to the front of the building.

The site currently has an existing gravel driveway and parking area which extends into and covers 50% of the front yard landscape buffer. The proposed parking will be entirely outside the 25-foot front yard setback and the front yard will be landscaped with six new trees which is reflected on the site plan. The perimeters of the site are landscaped with mature trees and brush around borders. The existing vegetation is proposed to be cut back and ten feet of landscaping buffer will be provided along the perimeter. The removal of fallen trees, vines, etc. will be done within the buffer areas to neaten the appearance.

The applicant is proposing to substitute a ten-foot perimeter landscaping buffer, a six-foot solid vinyl fencing along the rear southeast, south and southwest, five feet of landscaped area along the proposed fencing in lieu of the 20 feet perimeter landscaping buffer.

The exterior building mounted lighting fixtures will be replaced with fully shielded downward lighting fixtures. No additional light poles or fixtures are proposed at this time and there will be no after dark hours-of-operation.

The proposed sign will be a new, PVC plastic sign with raised graphics for text and logos. The raised letters are to be .75" PVC plastic stud-mounted into backer panel with dibond faces. All colors will be painted with Matthews Point System. The proposed sign dimensions for wall #1 is 2.4' x 15.25" (48.5 s.f.) and the proposed sign for wall #2 is 2.73' x 4' (11.0 s.f.). The sign colors are navy blue background with red and gold lettering and white lettering, with a white border.

**MOTION** to recommend approval of “Atlas Fence” Application for Site Plan Review and Application for Certificate of Zoning Compliance for Signs; 1224 s.f. fence business and 9,300 s.f. outdoor display area, 67 & 71 Mill Rock Road East, Map 42/Lots 33

& 34, Industrial District with the following recommendations: 1) The sign on the front of the building is approved as presented; 2) The sign facing to the east will be replaced with a sign that uses the words "Atlas Outdoors" once, and will not appear as two signs; 3) the signs will not be any larger in length than as is shown on the design plan; 4) The applicant will return with the redesign of the side sign to incorporate the recommendations made at this evening's meeting; **MADE** by D Leake; **SECONDED** by T Pendleton; **APPROVED** by S Missel, T Pendleton, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

C. "CT Sports Foundation" Application for Certificate of Zoning Compliance for Signs

15 North Main Street, Map 40/Lot 6

Shopping Center Business B-2 District

*Applicant/Agent: Sabrina Foulke Owner: CF 15 N. Main Street, LLC*

Sabrina Foulke, Point One Architects presented. S. Foulke indicated that the "CT Sports Foundation" will change in name to the "CT Cancer Foundation". This is a proposal for a two-sided sign, 10 feet in length by 4 feet in width and fabricated from aluminum painted white with blue acrylic letters with LED halo lit logo. The aluminum base with faux finish is a pin mounted acrylic address, and will be two-feet in height and fabricated from aluminum to replicate granite.

The planting schedule is comprised of 6 Boxwood; 10 Low Evergreen Shrubs; 88 Arborvitae; 13 Bradford Pears; 1 Japanese Maple; 16 Globe Arborvitae.

The Arborvitae will be situated in a dense concentration along the perimeter at five feet on center. The Boxwoods will be situated at the entrance of the building which is situated in the rear of the property. The Bradford Pears will be situated in the area of the retention pond and staggered throughout the property. The Japanese Maple will be situated in the area of the sign. The Japanese Holly will be spaced 10 feet apart and situated along the area of the proposed future walking path. The Globe Arborvitae will be situated around the air condensers and around the generator. A row of Arborvitae will be installed to create a clear separation between The CT Cancer Foundation and the adjoining property.

S Missel recommended the installation of a low planting bed in front of the sign at some point in the future.

D Leake stated that it is her preference to install a stone veneer or granite pedestal, if possible.

**MOTION** to table approval of "CT Sports Foundation" Application for Certificate of Zoning Compliance for Signs, 15 North Main Street, Map 40/Lot 6, Shopping Center Business B-2 District, with the following recommendation: 1) The applicant will look into replacing the proposed aluminum plinth with a stone material that is durable, solid and attractive and present the recommended materials at the April 24, 2017 ARB meeting; **MADE** by T Pendleton; **SECONDED** by D Leake; **APPROVED** by S Missel, T Pendleton, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

**I. REGULAR BUSINESS**

**A. Minutes**

**MOTION** approve to the March 13, 2017 regular Meeting Minutes as presented; **MADE** by D Leake; **SECONDED** by T Pendleton; **ABSTAINING:** None; (3-0-0)

**Correspondence & Announcements**

There was no correspondence. There were no announcements.

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

**III. ADJOURNMENT**

**MOTION** to adjourn the meeting at 10:05 p.m. to the Regular Meeting scheduled meeting to be held on Monday, April 24, 2017 at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street at 7:00 p.m; **MADE** by D Leake; **SECONDED**; T Pendleton; **APPROVED** by S Missel, T Pendleton, D Leake; **OPPOSED:** None; **ABSTAINING:** None; (3-0-0)

Respectfully submitted,

Stella Beaudoin  
Recording Secretary