

TOWN OF OLD SAY BROOK
Architectural Review Board

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

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

Theodore Pendleton
Donna Perrotti Leake
Alternate Members
Emily Grochowski

MINUTES - Regular Meeting
Monday, April 23, 2018 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room - 302 Main Street

Attendant Members

Anthony Brodeur
Donna Perotti Leake
Emily Grochowski

Absent Members

Susan Missel
Barbara D'Agostino
Theodore Pendleton

Attending Staff

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

A Brodeur called the meeting to order at 7:00 p.m.

A Brodeur stated that he reserves the right to change the order of the agenda.

II NEW BUSINESS

A. "Skippers" Application for Special Exception Use and Application for Certificate of Zoning Compliance for Sign.

2,500 s.f. indoor restaurant with outdoor patio seating, awning and sign.
688 Boston Post Road
Assessor's Map 37, Lot 54
Business B-1 District, Pedestrian Node
Applicant/Agent: Eleftherios Tsiropoulos, Contract Purchaser

Tucker Chase, Architect presented. The proposed wall signs are 30" x 119" single-sided Durabond with vinyl graphics, each face utilizing 17 square feet, with gooseneck down lighting. The free-standing, existing pole will remain and there will be two, single-sided 60" x 72" Durabond with vinyl graphics secured in exciting framework.

It was suggested to lower the height of the sign so as to meet the requirements of the zoning regulations. The total height for free-standing sign is no more than 8 feet and it was suggested that it be lowered providing safe clearance.

T Chase reviewed the architectural plans for the building. The trim on the building will be white and the roof black architectural shingle. The face of the building will be grey and the awning will be blue. The fence will be black, powder coated aluminum, as shown in submitted photos. T Brodeur suggested placement of a row of ornamental grasses between the state property line and 25 parking spaces. Members approved the architectural plans with the addition of a railing around the new picnic area.

MOTION approve “Skippers” Application for Special Exception Use and Application for Certificate of Zoning Compliance Sign, 688 Boston Post Road, Assessor’s Map 37 Lot 54 with the following recommendations: 1) Add ornamental grasses to the right and the left side of driveway entrance between the State of CT and the property line and the parking area. 2) The post lighting in the parking lot is as proposed; 3) The two gable end wall signs are approved as presented with the addition of bronze or black gooseneck down-lights, two per each sign; 4) The current post sign is proposed to be situated in a pedestrian right-of-way and the applicant will drop the sign height to a safe level as per the zoning regulations for a sign over a walkway. 5) Remove the “burgers and ice cream” text and the “open year round” text and lower the “fried clams and fish and chips” text into the bottom blue band of the sign; **MADE** by D Leake; **SECONDED**: E Grochowski; **VOTING IN FAVOR**: A Brodeur, D Leake, E Grochowski; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 4-0-0.

B. “CCPD Properties” Application for Spec’l Except Permit/Coastal Site Plan Review

Construction of a 5,250 s.f., single story office building, parking lot & sign.
Shopping Center Business B-2 District, CAM Zone, Ped. Node.
1017 Boston Post Road, Assessor’s Map 28/ Lot 38
Applicant: CCPD Properties Agent: Joe Wren, P.E.

Joe Wren, PE Indigo Land Design presented. This is a proposal to install a 3’x5’ x 8” double sided LED interior lit white aluminum lightbox sign with 3/16” acrylic faces lettered with HP translucent vinyl. The 4” x 4” wood posts will be covered with white pvc caps. J Wren stated that the sign was previously approved by the ARB

The new plan reflects revisions along rear wall and the architect has created a bump out with bay window projections to break up the articulation. The grey in the letter of the entrance sign has been revised to be darker in color. The east façade has remained the same and the cross gable has extended out a bit further. J Wren stated that all of the architectural issues have been addressed on this plan.

MOTION to recommend approval of revised plan as presented for “CCPD Properties” Application for Spec’l Except Permit/Coastal Site Plan Review, 1017 Boston Post Road, Assessor’s Map 28 Lot 38 reflecting the changes discussed at previous meeting including changing the grey lettering to black.; **MADE** by A Brodeur; **SECONDED** E Grochowski; **VOTING IN FAVOR**: A Brodeur, D Leake, E Grochowski; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

C. “The Botanist” Application for Site Plan Review and Application of Certificate of Zoning Compliance for Sign.
4,260 s.f. retail medical marijuana dispensary

5 Custom Drive, Assessor's Map 46/Lot 106, Gateway Business B-4 District
Applicant: Acreage Connecticut, LLC Property Owner: Pauleeok, LLC

Joe Wren, P.E. Indigo Land Design presented. This application is for a 12" x 18" brushed aluminum sign to be placed directly on the building at the entrance. CT medical marijuana section 21a-408-68 outlines the sign restrictions to be no larger than 16" x 18". This sign will be made of brushed aluminum and have no illumination. The sign will be placed 7ft high and situated to the left of the front entrance of the door.

MOTION approve "The Botanist" Application for Site Plan Review and Application of Site Plan Review, 5 Custom Drive, Assessor's Map 46 Lot 106; **MADE** by T Brodeur; **SECONDED**: D Leake; **VOTING IN FAVOR**: A Brodeur, D Leake, E Grochowski; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

D. "Alforno" Application for Certificate of Zoning Compliance for Signs

1654 Boston Post Road, Map 26/Lot 39

Gateway Business B-4 District

Applicant: Alforno Restaurant

Agent: David Hemming, CT Sign Company

David Hemming, CT Sign company who presented on behalf of the applicant stated that the proposed sign is 68.5 square feet which is smaller than the existing sign. The Alforno sign will be LED illuminated, red face lit channel letters.

MOTION approve "Alforno" Application for Certificate of Zoning Compliance for Signs, 1654 Boston Post Road, Map 26 Lot 39; **MADE** by D Leake; **SECONDED**: A Brodeur; **VOTING IN FAVOR**: A Brodeur, D Leake, E Grochowski; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

I. REGULAR BUSINESS

A. Minutes

MOTION to approve the March 26, 2018 Meeting Minutes as presented; **MADE** by D Leake; **SECONDED**: A Brodeur; **VOTING IN FAVOR**: A Brodeur, D Leake, E Grochowski; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

B. Correspondence & Announcements

There were no announcements and there was no correspondence.

C. Committee, Representative & Staff Reports

There were no reports.

IV. ADJOURNMENT

MOTION to adjourn the meeting at 9:10 p.m. to the regular meeting scheduled to be held on Monday, May 14, 2018 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main

Street at 7:00 pm; **MADE** by E Grochowski; **SECONDED**: D Leake; **VOTING IN FAVOR**: A Brodeur, D Leake, E Grochowski; **ABSTAINING**: None. **OPPOSED**: None.
APPROVED: 3-0-0.

Respectfully submitted,

Stella Beaudoin
Recording Secretary