



TOWN OF OLD SAYBROOK
Architectural Review Board

302 Main Street • Old Saybrook, Connecticut 06475-1741
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Executive Board
Susan Missel, Chair
Anthony Brodeur Vice Chairman
Barbara D'Agostino, Secretary

Theodore Pendleton
Donna Perrotti Leake
Alternate Members
Jennifer Hoben
Emily Grochowski

MINUTES - Regular Meeting
Monday May 8, 2017 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room - 302 Main Street

Attendant Members

Susan Missel
Donna Perrotti Leake
Emily Grochowski seated for T Pendleton

Absent Members

Anthony Brodeur
Barbara D'Agostino
Jennifer Hoben

Attending Staff

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

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. "Atlas Fence" Modification to Site Plan for new Sign

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

Joe Wren, P.E. and Ross Gladstone, P.E. Indigo Design presented for the proposed sign which will be situated on the east side of the building. J Wren stated that the 11.4 s.f. sign on the front of the building is the same look, dimension and color as the sign that was initially proposed. The new proposed sign has been redesigned to reflect the suggestions made at the April 10, 2017 ARB meeting; 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 and the signs will not be any larger in length than as is shown on the design plan. At the April 10th meeting the Board asked that the applicant incorporate the inclusion of the black goose neck lighting. J Wren noted that the oval logo to the left of the sign will be engraved and he stated that the proposed sign is more conforming in that the existing sign was 52 s.f. and the proposed sign is 35 s.f. J Wren stated that the Zoning Commission has previously granted approval for the site work.

E Grochowski noted that the way in which the three proposed gooseneck lighting is situated gives a cluttered appearance.

J Wren suggested sliding the two outside lights over one foot to each side with the center light remaining in the proposed location.

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 as presented; **MADE** by D Leake; **SECONDED** by E Grochowski; **APPROVED** by S Missel, E Grochowski, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

III. NEW BUSINESS

- A. “Big Y” Modification to Special Exception Permit for new Sign
22 Spencer Plain Road, Map 26/Lot 6-12
Gateway Business B-4 District
Applicant: David Hemming, CT Sign Co. Owner: Max's Place, LLC

Jeff Doran, CT Sign presented on behalf of this proposal. J. Doran stated that the 3' x 10' tenant panels on the existing multi-tenant pylon sign will be changed to incorporate the Pharmacy sign onto the Big Y sign, noting that the current face will be replaced with the new logo.

E Grochowski questioned the inclusion of the logo on the proposed sign and asked if the ARB previously allowed the incorporation of a third color on this kiosk sign.

Members agreed to table approval of this proposal pending review of previous Minutes relevant to the original proposal.

MOTION to table approval of “Big Y” Modification to Special Exception Permit for new Sign, 22 Spencer Plain Road, Map 26/Lot 6-12, Gateway Business B-4 District in order to verify the specifics of the original approval of the pylon sign; **MADE** by D Leake; **SECONDED** by S Missel; **APPROVED** by S Missel, E Grochowski, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

- B. “Allstate” Modification to Special Exception Permit for new Sign
1480 Boston Post Road, Map 26/Lot 22
Gateway Business B-4 District
Applicant: David Hemming, CT Sign Co. Owner: 1480 BPR, LLC

Jeff Doran, CT Sign presented. This is a proposal for the installation of one 18” x 72” internally illuminated “Allstate” Linear Acrylic Face/Aluminum Cabinet Wall sign (9 s.f.). The blue face will be opaque and the logo will be illuminated per code.

MOTION to recommend approval of “Allstate” Modification to Special Exception Permit for new Sign, 1480 Boston Post Road, Map 26/Lot 22, Gateway Business B-4 District, as presented with the following recommendation: 1) future allowable signs on that facade will match the color, shape and placement of this sign, providing uniformity to the fascia; **MADE** by E Grochowski; **SECONDED** by D Leake; **APPROVED** by S Missel, E Grochowski, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

C. “Comprehensive Psychiatric Care” Application for Certificate of Zoning Compliance for Signs

205 Old Boston Post Road, Map 28/Lot 41-1

Shopping Center Business B-2 District

Applicant: Mahmoud Okasha Owner: GEM Properties, LLC

Presenting on behalf of this proposal was Sharif Okasha, Mahmoud Okasha and Attorney Richard Sheeley. S Okasha stated that the free-standing sign was previously approved by the ARB and this proposal is for a change in name on the existing sign. S Okasha stated that he has made the color configurations more cohesive with the existing sign to include a black background with grey lettering and small logo. The lighting is comprised of two ground level bulbs.

MOTION to recommend approval of “Comprehensive Psychiatric Care” Application for Certificate of Zoning Compliance for Signs, 205 Old Boston Post Road, Map 28/Lot 41-1, Shopping Center Business B-2 District, as presented, with the following recommendation; 1) future signs will be in the same color tones as the existing sign; **MADE** by D Leake; **SECONDED** by E Grochowski; **APPROVED** by S Missel, E Grochowski, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

D. “Caffe Marche” Application for Certificate of Zoning Compliance for Signs

2 Pennywise Lane, Map 30/ Lot 3

Residence A District

Applicant: Eileen Sottile & Paul Angelini Owner: Lini Holdings

There was no one present on behalf of this application.

MOTION to table approval of “Café Marche” Application for Certificate of Zoning Compliance for Signs, 2 Pennywise Lane, Map 30/Lot 3, Residence A District; **MADE** by D Leake; **SECONDED** by E Grochowski; **APPROVED** by S Missel, E Grochowski, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

E. “Estuary Council of Seniors” Application for Certificate of Zoning Compliance for Signs

220 Main Street, Map 37/Lot 131

Central Business B-1 District

Applicant/Owner: Estuary Council of Seniors, Inc. Agent: Philip Schaller

Philip Schaller, Signs and Digital Graphics presented on behalf of this proposal. This is a proposal for three signs; Sign 1 is the wall sign situated on the front of building; Sign 2 is the

wall sign situated on the Thrift Shop and Sign 3 is the free-standing, existing sign, redone stud-mounted. The sign posts will be repainted and the digital print will be imposed onto an aluminum panel. The Thrift Shop panel will be a golden color. The main sign background will be beige and the main copy letters on building will be burgundy. The proposed sign for wall one is 8.6 s.f. and will reflect "The Estuary" "Council of Seniors, Inc." which will be cut-out lettering, 1/2" thick, pin mounted to the building. The Thrift Store sign which is 6.8 s.f. will be 1/2" thick cut-out letters, pin mounted to the building.

MOTION to recommend approval of "Estuary Council of Seniors" Application for Certificate of Zoning Compliance for Signs, 220 Main Street, Map 37/Lot 131, Central Business B-1 District, for Sign 1 wall sign on front of building to be approved as presented; Sign 1 is the wall sign situated on the front of the building; Sign 2 is the wall sign on the Thrift Shop approved as presented and Sign 3 is the free-standing existing sign, redone and stud mounted; This application is approved as presented; **MADE** by S Missel; **SECONDED** by D Leake; **APPROVED** by S Missel, E Grochowski, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

I. REGULAR BUSINESS

A. Minutes

MOTION to approve to the April 24, 2017 regular Meeting Minutes as presented; **MADE** by E Grochowski; **SECONDED** by D Leake; **APPROVED** by S Missel, E Grochowski, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

Correspondence & Announcements

There was no correspondence. There were no announcements.

B. Committee, Representative & Staff Reports

There were no Committee, Representative or Staff reports.

IV. ADJOURNMENT

MOTION to adjourn the meeting at 8:50 p.m. to the Regular Meeting scheduled meeting to be held on Monday, May 22, 2017 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m; **MADE** by E Grochowski; **SECONDED**; D Leake; **APPROVED** by S Missel, E Grochowski, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

Respectfully submitted,

Stella Beaudoin
Recording Secretary