

TOWN OF OLD SAY BROOK  
**Architectural Review Board**

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

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*Theodore Pendleton*  
*Donna Perrotti Leake*  
**Alternate Members**  
*Emily Grochowski*

**MINUTES - Regular Meeting**  
**Monday, May 14, 2018 at 7:00 P.M.**  
Town Hall, 2<sup>nd</sup> Floor Conference Room - 302 Main Street

**Attendant Members**

Susan Missel  
Anthony Brodeur  
Donna Perrotti Leake  
Emily Grochowski

**Absent Members**

Theodore Pendleton  
Anthony Brodeur  
Barbara D'Agostino

**Attending Staff**

S. Beaudoin, Administrative Clerk

A Brodeur 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 NEW BUSINESS**

- A. "Anytime Fitness" Application for Certificate of Zoning Compliance Sign  
50 Main Street, Map 37/Lot 57  
Central Business B-1 District  
*Applicant/Agent: One Look Signs*

Chris DuBord, One Look Sign Company stated that this is a proposal to replace the existing sign and to add a 49.83 s.f. internally lit, black returns channel lettering installed on 2 piece 8" narrow raceway, white acrylic sign.

Members agreed that the white lettered sign is difficult to read against the lightly colored building.

C DuBord stated that the trim cap surrounding the letters will be done in black which will help in defining the letters.

There was a question as to the size of the sign and members stated that the sign was not readable with the black lines which are proposed to be inserted in the lettering of the sign.



**MOTION** to approve the 41" sign proposal "Anytime Fitness" Application for Certificate of Zoning Compliance Sign, 50 Main Street, Map 37/Lot 57 with the following recommendation: 1) All of the "Anytime Fitness" words are to be on the same line and the letters are all to be 18" in height; 2) The black line is to be eliminated from all of the letters; 3) The logo runner will be 22.63" in height and the color will match the white letters of the sign; 4) The final design is to look similar to the West Lake Village sign and is based on the diagram as shown on sheet 1.1; 4) The existing electrical fixtures on the lower roof are to be removed; **MADE** by E Grochowski; **SECONDED**: D Leake; **VOTING IN FAVOR**: S Missel, D Leake, E Grochowski; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

**B. "Calmar Properties, LLC" Application for Special Exception Permit/Coastal Site Plan Review and Application for Certificate of Zoning Compliance for Sign**

To construct a 10,004 s.f. building for boat repair, sales and storage.

34 & 36 Channelside Drive, Map 59/Lots 58 & 58-1

Marine Industrial MI District, CAM Zone

*Applicant: Island Cove Marina, LLC      Agent: Attorney David Royston*

This is a proposal for the installation of a free-standing, 3' x 6' wood sign without illumination. The posts on which the sign is to be mounted will be white to match the building trim.

Presenting on behalf of this proposal, Craig Laliberte Architect and Cal Caldarella owner and developer of subject property. C Laliberte stated that this proposal includes a boat storage and sale in said building. The building will be comprised of a dark grey, standing seam, metal roof and lighter grey vertical siding. There will be a two-story façade across the back of the structure with overhead doors. Signage is proposed over the door to the rear which is washed with 3 pendant downlit lights suspended from the façade of the building. A sign is proposed over the front door washed with lights from the soffits. A 5' x 5' cupola will be centered on the building.

E Grochowski stated that as per the design standards, there must be articulation on a wall that is over 40-feet in length. However, it was noted that the installation of the proposed turret and the cupola break up the non-articulated wall.

C Caldarella stated that he has spoken with the zoning officer and with Torrance Downes, CT River Gateway Commission related to the building design and the design on the back wall was not an issue.

C Caldarella stated that the final color of the vertical metal siding has not yet been chosen however it will be a light gray, depending on what is offered in metal paneling. The non-illuminated free-standing sign is proposed to be 6' x 3' in height and will be slightly raised above the ground.

Members agreed that the natural vegetation is to be retained on the west and north sides of the building.

**MOTION** to recommend approval of revised plan as presented for “Calmar Properties, LLC” Application for Special Exception, Plan Review and Application for Certificate of Zoning Compliance for a Sign, 34 & 36 Channelside Drive, Map 59/Lots 58 & 58-1 with the following recommendations: 1) The natural vegetation will be retained on the west and north sides of the building; 2) The vertical metal siding will be in a blue/grey color with a dark grey metal roof and white trim; **MADE** by S Missel; **SECONDED** D Leake; **VOTING IN FAVOR:** S Missel, D Leake, E Grochowski; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

**MOTION** to recommend approval of the location and size of the proposed non-illuminated monument sign and the proposed goose neck down lit wall signs as presented for “Calmar Properties, LLC” Application for Special Exception, Plan Review and Application for Certificate of Zoning Compliance for a Sign, 34 & 36 Channelside Drive, Map 59/Lots 58 & 58-1 with the following recommendation: 1) The applicant will return with the final sign plan to include proposed color and lettering on the two wall signs and on the monument sign; **MADE** by S Missel; **SECONDED** D Leake; **VOTING IN FAVOR:** S Missel, D Leake, E Grochowski; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

## **I. REGULAR BUSINESS**

### **A. Minutes**

**MOTION** to approve the April 23, 2018 Meeting Minutes as presented; **MADE** by D Leake; **SECONDED:** E Grochowski; **VOTING IN FAVOR:** S Missel, 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 9:00 p.m. to the regular meeting scheduled to be held on Wednesday, May 30, 2018 at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street at 7:00 pm; **MADE** by E Grochowski; **SECONDED:** D Leake; **VOTING IN FAVOR:** S Missel, D Leake, E Grochowski; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

Respectfully submitted,

Stella Beaudoin  
Recording Secretary