



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 22, 2017 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

**Absent Members**

Emily Grochowski  
Barbara D'Agostino  
Jennifer Hoben  
Theodore Pendleton

**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. **"CT Cancer Foundation" Application for Modification of Special Exception Permit including 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 stated that she made changes in the plan for the CT Cancer Foundation sign noting that the monument sign has been omitted and the name of the foundation will be placed directly on the building; The lettering will be 1/2 inch acrylic, flush mounted with threaded studs and externally lit from LED fixture mounted to soffit which will down light onto the letters. A self-adhesive sign will be placed above the door to the entrance of the facility. There will be a white and blue directional monument sign which will be situated on North Main Street.

As related to the landscaping plan, the Board recommended the installation of a tree other than the proposed Bradford Pears.

**MOTION** to approve as presented “CT Cancer Foundation” Application for Modification of Special Exception Permit including signs, 15 North Main Street, Map 40/Lot 6, Shopping Center Business B-2 District; The Board recommended approval of the sign plan as presented and approval of the landscape plan with the suggestion that the Bradford Pear Trees be substituted with a similar tree in a hardier variety; **MADE** by A Brodeur; **SECONDED** by D Leake; **APPROVED** by S Missel, A Brodeur, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

B. “Big Y” Modification to Special Exception Permit for 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*

At the May 8, 2017 meeting, members discussed the introduction of a replacement, multi colored Big Y sign, and a concern was expressed related to creating a precedent for other business' signs within this property. At the May 8, 2017 ARB meeting, this proposal was tabled pending verification of the specifics of the original approval of the pylon sign.

Jeff Doran, CT Sign presented on behalf of this proposal stating this the proposed sign represents the rebranding of the Big Y National logo which advertises the Pharmacy Wellness Center.

D Leake made the recommendation that the Board remain consistent with the intention of the June 23, 2014 Minutes which stated that there was to be a solid background with white lettering, as approved.

J Doran presented a new sign logo that represents two colors and was entered into record as Exhibit “B” on May 22, 2017.

**MOTION** to approve as presented “Big Y” Modification to Special Exception Permit for new Sign, 22 Spencer Plain Road, Map 26/Lot 6-12, Gateway Business B-4 District, as shown in Exhibit B dated May 22, 2017 presented at this evening's meeting, which represents signage comprised of white lettering with a red background, as it is consistent with the intention of the June 23, 2014 Minutes; **MADE** by D Leake; **SECONDED** by S Missel; **APPROVED** by S Missel, A Brodeur, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

C. “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*

Eileen Sottile presented. The Café Marche lawn sign will replace the existing sign which is situated on the grounds of the property. The graphics will be chalky blue background, painted Matthews Brilliant Gold and will be comprised of two single sided panels to be laminated together with slots for custom fabricated .24” thick aluminum hanging hardware which includes all stainless steel hardware and fasteners and will hang from the existing bracket.

E Sottile stated that the James Pharmacy building sign which will be white background with black lettering will be fabricated from a high-density urethane foam and the letters will be three-dimensional, ½" lettering and the sign shape will be more rectangular.

**MOTION** to approve both signs as presented, "Café Marche" Application for Certificate of Zoning Compliance for Signs, 2 Pennywise Lane, Map 30/Lot 3, Residence A District; **MADE** by A Brodeur; **SECONDED** by D Leake; **APPROVED** by S Missel, A Brodeur, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

### III. NEW BUSINESS

- A. "Saybrook Family Dental" Application Certificate of Zoning Compliance for Sign  
56 Main Street, Map 37/Lot 57  
Central Business B-1 District  
*Applicant: David Sliva      Agent: Chris Dubord, One Look Signs*

Chris DuBord, One Look Signs presented on behalf of this proposal. This will be a post and panel sign, double sided construction. The sign panel is 48" in length x 36" in height x 2" thick. The material is a high density urethane and will be painted blue. The lettering is made from cut, high performance white vinyl mounted to the sign face. The posts will be 5x5 aluminum, PVC decorative trim elements and cap.

C. DuBord stated that the existing sign will be replaced with Saybrook Family Dental sign which will be blue face, white lettering with down-lit, wash lighting mounted over the sign.

**MOTION** to approve as presented "Saybrook Family Dental" Application for Certificate of Zoning Compliance for Signs, 56 Main Street, Map 37/Lot 57, Central Business B-1 District; **MADE** by D Leake; **SECONDED** by A Brodeur; **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 May 8, 2017 regular Meeting Minutes as presented; **MADE** by S Missel; **SECONDED** by D Leake; **APPROVED** by S Missel, A Brodeur, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

#### Correspondence & Announcements

Members discussed the memo from Ross Gladstone, Project Engineer Indigo Land Design, LLC in which he requested an amendment to the May 8, 2017 Minutes related to the Atlas Fence Sign proposal. The Board has reviewed the May 9<sup>th</sup> memo and the May 8, 2017 Minutes and the board feels that the Minutes correctly reflect that the sign was approved as presented.

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

S Beckman stated that the Judy Sullivan and Lauren Harris, will present at the June 12, 2017 ARB meeting on behalf of the Chamber of Commerce, seeking input from the Board on preferences related to sign aesthetics. Members briefly discussed options to include portable signage.

#### IV. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:12 p.m. to the Regular Meeting scheduled meeting to be held on Monday, June 12, 2017 at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street at 7:00 p.m; **MADE** by A Brodeur; **SECONDED**; S Missel; **APPROVED** by S Missel, A Brodeur, D Leake; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

Respectfully submitted,

Stella Beaudoin  
Recording Secretary