

TOWN OF OLD SAY BROOK
Architectural Review Board

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

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

Theodore Pendleton
Donna Perrotti Leake
Alternate Members
Emily Grochowski

Regular Meeting Minutes
Wednesday, May 30, 2018 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room - 302 Main Street

Attendant Members

Susan Missel
Anthony Brodeur
Donna Perrotti Leake
Emily Grochowski

Absent Members

Theodore Pendleton
Barbara D'Agostino

Attending Staff

Kathleen King, Recording Clerk

Susan Missel called the meeting to order at 7:00 p.m.

I. NEW BUSINESS

A. "Shops at Oyster River" Application for Special Exception/Coastal Site Plan Review, Application for Certificate of Zoning Compliance for Signs

2,254 s.f. drive-through restaurant, 22,257 s.f. retail shops and 3,251 s.f. outdoor display

923 Boston Post Road, Assessor's Map 29/Lot 4

Business B-2 District, Coastal Area Management Zone, Pedestrian Node, AE-11 Flood Zone

Owners/Applicants: 923 Boston Post Road, LLC Agent: Jim Cassidy, P.E.

Jim Cassidy, P.E. presented for the applicant. Also present were T. Izzo, property owner, and Jim Harris, Architect. The 2 perspective tenants for the site are a Dunkin Donuts and an Agway. There will be a greenhouse attached to the Agway where palette displays and plant material will be stored. All loading for the building would be to the rear.

The building will be set back from the street, and there will be landscaping, and a landscaping plan has been submitted. There will be a bio-retention swale for storm water. Sidewalks will be installed along the frontage. The back side will remain as is which is heavily wooded.

There is a proposed sign for the Agway which is 92 s.f., and the sign for the Dunkin Donuts will be 22 s.f. The freestanding sign post exists today. A. Brodeur said the sign has to be much lower and smaller in square footage. J. Cassidy will check the Zoning Regulations for maximum sign height. The signs will be LED internally lit with "Shops at Oyster Creek" along the top, Agway beneath and Dunkin Donuts Drive Thru on the bottom. E. Grochowski would like to see fewer colors on the sign. Because of branding, the businesses have to use the logo colors. Board members suggested sitting the sign on stone and framing the sides to make it look more uniform.

The Dunkin Donuts building will be brick veneer on the sides with raised wooden type panels. There is a new building prototype that all new Dunkin Donuts will have. Mechanicals and trash receptacles will be screened.

J. Harris spoke about the Agway building. He said it's approximately 12,000 s.f. It's a metal building with a metal roof. They'd like the roof to be "classic" green, and the building will be a sandstone/earth tone color. There will be a truss along the front of the building which creates a canopy over the sidewalk. The greenhouse is about 40-50 ft. back from the main building. The height of

the building is 39 feet to the top of the cupola. A minimum height elevation is needed for storage racks as well as for the metal roof.

J. Harris showed a sketch of the layout of the inside of the building including where different departments will be located as well as offices and loading docks.

S. Missel stated that she would prefer a different design. She said the façade doesn't fit in with the character of Old Saybrook. There also is no coordination architecturally between Agway and the Dunkin Donuts. She would like to see something more "harmonious" in design.

A. Brodeur and E. Grochowski both said they felt this building design could work with an Agway, but it may not work for another tenant if Agway moves out. The walls need more articulation. Board members recommended that the agent get clarification from Zoning Enforcement Officer Chris Costa about which sides of the building need articulation to meet the Zoning Regulations.

A. Brodeur said that the proposed sign is too large. He would like to see it much lower. He suggested the sign be 10' maximum from the ground to the top. He also said the building looks like an "airplane hangar."

J. Cassidy explained that the existing roof line makes redevelopment of the building a challenge. T. Brodeur recommended making the building look like 2-story structure in the front with a porch roof.

S. Missel would like the front door to less utilitarian with more character.

The back of the building has beautiful views, and E. Grochowski said it's a shame that the view will be blocked completely with the building and no windows overlooking the water.

E. Grochowski would like to see the greenhouse be more articulated, and she suggested landscaping to break up the parking area.

The agent plans to submit a photometric plan. At this time, they have no plan submitted for lighting on the building. S. Missel suggested gooseneck lighting that is dark sky compliant over the Agway sign. There will be wall packs and some internal lighting in the greenhouse as well as lighting for the loading dock areas.

S. Missel asked the agent to bring colors and samples when they come back.

The Board would like the oak panel on the side of the Dunkin Donuts building removed because they feel it looks like a garage door.

S. Missel emphasized that she would like to see the two buildings look like they belong together more harmoniously to meet the Design Standards. She suggested color, pitch of the roof and materials be more coordinated. The architect explained that only so much of the building can be changed due to the branding.

MOTION to continue "Shops at Oyster River" Application for Special Exception/Coastal Site Plan Review, Certificate of Zoning Compliance Sign, 2,254 s.f. drive-through restaurant, 22,257 s.f. retail shops and 3,251 s.f. outdoor display, 923 Boston Post Road, Assessor's Map 29/Lot 4, Business B-2 District, Coastal Area Management Zone, Pedestrian Node, AE-11 Flood Zone; Applicant: 923 Boston Post Road, LLC; Agent: Jim Cassidy, P.E. until the next regularly scheduled meeting on Monday, June 11, 2018, Town Hall, 2nd Floor Conference Room, 7:00 p.m.; **MADE:** A. Brodeur; **SECONDED:** E. Grochowski; **VOTING IN FAVOR:** S. Missel, D. Leake, E. Grochowski; A. Brodeur; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

II. REGULAR BUSINESS

A. Minutes

MOTION to approve the May 14, 2018 Meeting Minutes as presented with the following correction: A. Brodeur was not at the meeting, nor did he call the meeting to order **MADE** by D. Leake; **SECONDED:** S. Missel ; **VOTING IN FAVOR:** S. Missel, A. Brodeur, D. Leake, E. Grochowski; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

B. Correspondence & Announcements

There were no announcements, and there was no correspondence.

C. Committee, Representative & Staff Reports

There were no reports.

III. ADJOURNMENT

MOTION to adjourn the meeting at 8:45 p.m. to the next regularly scheduled meeting on Monday, June 11, 2018 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by D. Leake; **SECONDED:** A. Brodeur; **VOTING IN FAVOR:** S. Missel, D. Leake, A. Brodeur, E. Grochowski; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully submitted,

Kathleen King
Recording Clerk