



TOWN OF OLD SAYBROOK
Architectural Review Board

Executive Board

Emily Grochowski, Chairman
Edward Armstrong, Vice Chairman
Kate Caldarella, Secretary
Donna Leake
Kathryn Toolan

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Alternate Members

Tine Rupp
Andre Laferriere

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, April 25, 2022 – 7:00 P.M.

I. REGULAR BUSINESS

A. Roll Call

The Chair, E. Grochowski, called the meeting to order at 7:00 p.m.

Attendant Members – E. Grochowski, E. Armstrong (via zoom),
D. Leake, K. Toolan, T. Rupp (via zoom), A. Laferriere (alternate for K.
Caldarella)

Absent Members – K. Caldarella

B. Minutes

The Chair moved to hear the agenda item “Minutes” after “New Business.”

II. OLD BUSINESS

A. “Nori” Application for Certificate of Zoning Compliance for Signs & Façade Renovation 286 Main Street, Map 30/Lot 65, Central Business B-1 District
Applicant/Agent: Myeerah Zhang

Continued from meeting dated March 28, 2022, Applicant presented with Changes; Landlord will re-do 2nd floor and paint as requested as well as apartment door., a tinted window sample was provided, there will not be a planter or greenery, “Nori” sign will not be internally illuminated, slats will be the same wood as the little sign left of door, height of sign appropriate and both sides of the building will be painted as well.

MOTION to recommend approval of “Nori” Application for Certificate of Zoning Compliance for Signs & Façade Renovation 286 Main Street, Map 30/Lot 65, Central Business B-1 District as presented **MADE:** K. Toolan **SECONDED:** E. Armstrong **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, D. Leake, K. Toolan, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 6-0-0

III.

NEW BUSINESS

- A. “Lisa Ludwig Art” Application for Certificate of Zoning Compliance for Signs 274 Main Street, Map 30/Lot 64, Central Business B-1 District Applicant/Owner: Lisa Ludwig

Lisa Ludwig presented, taking over space of the Barbershop, will use 1 sign over window, no sidewalk sign. Recommendation was suggested to make the lettering larger as appropriate.

MOTION to recommend approval “Lisa Ludwig Art” Application for Certificate of Zoning Compliance for Signs 274 Main Street, Map 30/Lot 64, Central Business B-1 District with suggestion to make lettering larger **MADE:** A. Laferriere **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, D. Leake, K. Toolan, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 6-0-0.

- B. “Chalker Village” Application to Modify Approved Special Exception Use for Restaurant/Office Remove office uses and for 18 outdoor seats to existing 1,184 s.f. indoor pizza restaurant. 1550 Boston Post Road, Assessor’s Map 26, Lot 29, Business B-4 District, Pedestrian Node Applicant: OKI, LLC. Agent: Attorney Edward Cassella

Edward Cassella presented with Applicants/ Owners for Special Exception for seating In front of restaurant. All new 4 top, 4 tables and chairs totalling 16 seats. Parking in front for restaurant, parking in back for residences. Boxwoods and pear tree to be planted, The existing "Saybrook Pizza" sign will be posted on new posts as this sign and logo is original to the family business. Lighting on sign to light "SAYBROOK PIZZA" only.

- C. “Chalker Village” Application for Site Plan Review for Affordable Housing (CGS8-30g to convert 5 office units into 6 residential dwelling apartment units (2 affordable). 1550 Boston Post Road, Assessor’s Map 26, Lot 29, Business B-4 District, Pedestrian Node Applicant: OKI, LLC. Agent: Attorney Edward Cassella

Edward Cassella presented with Applicants/Owners for Affordable Housing. 6 apartments with a lobby, only Unit 2 has a rear entrance. Parking for residences will be in the rear. Will have a new receptacle with gates that close. There is an existing HVAC unit and all units have a box already installed for AC units. Units have electric baseboard heating.

A sidewalk is included in the plan which will be ADA compliant, flared and flushed where necessary.

MOTION to recommend approval for B. “Chalker Village” Application to Modify Approved Special Exception Use for Restaurant/Office Remove office uses and for 18 outdoor seats to existing 1,184 s.f. indoor pizza restaurant. 1550 Boston Post Road,

Assessor's Map 26, Lot 29, Business B-4 District, Pedestrian Node Applicant: OKI, LLC **AND C.** "Chalker Village" Application for Site Plan Review for Affordable Housing (CGS8-30g to convert 5 office units into 6 residential dwelling apartment units (2 affordable). 1550 Boston Post Road, Assessor's Map 26, Lot 29, Business B-4 District, Pedestrian Node

ACCEPTED as presented with the recommendation to have a closing gate for dumpster and to verify ADA requirements for tenant spot in rear **MADE:** K. Toolan

SECONDED: A. Laferriere **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, D. Leake, K. Toolan, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None

APPROVED: 6-0-0

- D. "Mad Coffee Roasters" Application for Certificate of Zoning Compliance for Signs 744 Boston Post Road, Assessor's Map 36, Lot 110, Business B-1 District Applicant, Mad Coffee Roasters Agent: Attorney Edward Cassella

Ed Cassella, Andrew Vercillo and Joe Harvey, owner presented with sign approvals. Joe Harvey, owner of Madison Coffee House has been using his logo on all of his locations. Board suggesting street sign and building sign to be aesthetically sound to Old Saybrook as well as safety as its on Rt.1. Discussions were suggested to accomplish the look on road sign and bldg. sign while also bringing in business. The side bldg. sign was ok as is.

MOTION to recommend approval "Mad Coffee Roasters" Application for Certificate of Zoning Compliance for Signs 744 Boston Post Road, Assessor's Map 36, Lot 110, Business B-1 District with suggestions of the following:

ROAD SIGN: to reduce the white letters "MAD COFFEE ROASTERS" by 10-15%, and increase the words "Breakfast & Lunch" font to match the font on the word "ROASTERS" in the logo. Posts to be painted black, Sign will be illuminated opaque when lit.

BLDG SIGN: to eliminate the words "MAD COFFEE ROASTERS" altogether and center Logo inside area only

MADE: E. Grochowski **SECONDED:** D. Leake **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, K. Toolan, T. Rupp, A. Laferriere **OPPOSED:** None

ABSTAINING: None **APPROVED:** 6-0-0

IV. REGULAR BUSINESS

B. Minutes

A correction to the spelling of Applicant Marlee Spector for "Mar Floral

MOTION to approve the minutes of March 28, 2022 with correction **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, D. Leake, K. Toolan, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 6-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting of April 25, 2022 at 8:40 p.m. to the next meeting scheduled for Monday, May 9th, 2022 at 7:00 p.m. in the second floor conference room.
MADE: E. Grochowski **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, D. Leake, K. Toolan, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 6-0-0.

Respectfully submitted,

Julie Nordberg

Recording Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, May 9th, 2022 at 7:00 P.M.

Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

Public Zoom Link:

<https://zoom.us/j/91779748029?pwd=SVREVzNEZlEyVFhqYllza0ViSmhodz09>

Dial In: 929-436-2866

Meeting ID: 917 7974 8029

Passcode: 302302

One Tap Mobile: tel://9294362866,,91779748029#