



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 January 23, 2017 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room - 302 Main Street

Attendant Members

Susan Missel
Emily Grochowski seated for A Brodeur
Theodore Pendleton

Absent Members

Jennifer Hoben
Anthony Brodeur
Barbara D'Agostino
Donna Leake

Attending Staff

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

S Missel called the meeting to order at 7:05 p.m.

S Missel stated that she reserves the right to change the order of the agenda.

MOTION to place Minutes, Correspondence and Committee Reports at the end of the Agenda; **MADE** by A Brodeur; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T. Pendleton, A Brodeur; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

II. OLD BUSINESS

- A. "Paul J. Bied D.D.S., LLC" Application for Certificate of Zoning Compliance for Signs
1160 Boston Post Road, Map 28/Lot 7-2
Restricted Business B-3 District
Applicant/Owner: Paul J. Bied, D.D.S.

At the December 28, 2017 meeting the Board indicated that they would like to see a design as related to this proposal which will reflect the support on which the sign will be situated, to include the height and the materials along with the color scheme of the sign, the lighting design, a landscaping plan, and a photo of a facade of the building and a photo of any other signs on the property.

There was no one present at this evening's meeting on behalf of this application.

III.

A. "Mind Matters, LLC" Application for Certificate of Zoning Compliance for Signs

220 Old Boston Post Road, Map 28/Lot 58

Restricted Business B-3 District

Applicant: Christine Phillips & Robin Ely

Robin Ely and Christine Phillips presented.

This is a proposal for the installation of a 17" x 88" (10.39 s.f.) ½" Expanded PVC wall sign and a 6.5" x 39.5", 1/8" expanded PVC Building Directory Sign.

Zone B-3 allows for only one wall sign and 10 s.f. is the maximum permitted and the sign must be situated on side facing Old Boston Post Road, for this Application.

Wall #1 has the following signs: Proposed black and white colored, "Mind Matters Sign", 10 s.f. and "Life Time Solutions", 7 s.f. There is no lighting proposed with this sign application.

Wall #1 is being considered conforming to the B-3 Regulations and a maximum of 17.4 s.f. is permitted on one wall in a B-3. The proposed Mind Matters signs is 10 s.f. and meets the regulations so no variance is required.

It was noted that the applicant faces a handicap in the placement of their sign as the VNA sign is currently situated above the door of this proposed business.

MOTION to recommend approval of "Mind Matters, LLC" Application Certificate of Zoning Compliance for Signs; 220 Old Boston Post Road, Map 28/Lot 58, Restricted Business B-3 District, as presented, with the provision that C Costa, Zoning Enforcement Officer confirms that the existing Life Time Solutions sign is as presented at 7 s.f., and the combination of the two signs does not exceed 17.4 s.f.; **MADE** by T Pendleton; **SECONDED** by E Grochowski; **APPROVED** by E Grochowski, T. Pendleton, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

B. "Kaki & Candy" Application for Certificate of Zoning Compliance for Signs

100 Main Street, Map 37/Lot 101

Central Business B-1 District

Applicant: Candace Saltsman

Candace Saltsman presented on behalf of this application and noted that the mailing address is 12 Colter Street.

This is an application for the erection of an exterior 36" x 60", unlit, wood, coral and white, exterior wall sign that will face Main Street. The exterior wall dimensions are 120" x 120".

MOTION to recommend approval of "Kaki & Candy" Application for Certificate of Zoning Compliance for Signs; 100 Main Street, Assessor's Map 37/Lot 101, Central Business B-1 District; **MADE** by E Grochowski; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T. Pendleton, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

C. “CT Cancer Foundation” Application for Modification to Special Exception Permit

15 North Main Street, Map 40/Lot 6 (0.8 ac)

Shopping Center B-2 District, Pedestrian Node

Applicant: DF 15N Main Street, LLC Agent: Sabrina Foulke, AIA

Sabrina Foulke, Point One Architects Matt Buynes-Jacobsen presented on behalf of this application.

S Foulke stated that there are currently vinyl windows in place on the existing historic building. Initially, there was no plan to replace the windows in the historic structure, however with a builder now on board and with the availability of funding, S Foulke would like to replace the vinyl interior/exterior windows with either the Marvin Integrity fiberglass windows or the Anderson 400 Series, aluminum wood window with vinyl clad exterior. S Foulke stated that both of these window types have been approved for the new building and she noted that she would like to replace the historic building's windows with the better-quality windows. The exterior trim will not be altered. The proposed double hung windows will reflect a simulated divided light design.

Ted Levy questioned if the dimensions on the replacement windows were the same as the existing.

S Foulke stated that she will take the existing openings and replace with the new windows. No adjustments will be made in the dimensions.

T Levy stated that this proposal presents an improvement for the long-term stability of the building.

S Foulke stated that there is currently no window on the north elevation, second floor, northeast corner of the historic building and she would like to propose a new window to be placed in that location as it would balance out the symmetry. S Foulke stated that based on the interior framing, it is apparent that there was once a window in this location.

S Foulke stated that they will come back before the ARB for sign and planting approval.

MOTION to recommend approval of “CT Cancer Foundation” Application for Modification to Special Exception Permit, 15 North Main Street, Assessor’s Map 40, Lot 7, Shopping Center B-2 District, Pedestrian Node as presented, specifically; 1) the addition of a second-story window on the northeast corner of the north façade to match the adjacent windows on the second floor of the existing building; 2) the replacement of the vinyl windows on the historic portion of the building with either of the previously approved windows for the new portion of the building with the existing exterior trim to remain, and overall window dimensions matched as closely as possible; **MADE** by E Grochowski; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T. Pendleton, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

I. REGULAR BUSINESS

A. Minutes

MOTION to table review and approval of the January 9, 2017 regular Meeting Minutes based on lack of quorum; **MADE** by E Grochowski; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T. Pendleton, A Brodeur; **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. DISCUSSION

A. Demolition Delay Ordinance

T Levy indicated that the Demolition Delay Simplified Model, Revised October 21, 2016 was passed by the Planning Commission in October 2016, however they have not approved the January 23, 2017 revised model.

T Levy stated that the current revision of the Demolition Delay Ordinance was prompted by the First Selectman who was uncomfortable with the 180-day waiting period before granting any permit for the demolition of any building or structure that is designated as a significant building, according to definitions in Section 3 of the Simplified model. In the January 23, 2017 revision the date was changed to 120 days. T Levy stated that the 180 days is recommended in the Historic State Preservation model.

It was noted that there is a Board of Selectmen meeting scheduled on January 24, 2017 at which time this Demolition Delay model will be considered.

T Pendleton stated that he would like to see the waiting period returned to the 180-day time line.

S Missel stated that she would like to see the waiting period returned to the 180-day time line.

E Grochowski stated that she is in favor of the 120-day waiting period.

E Grochowski commented on the Demolition Delay January 23, 2017 Revised Model, page 6, section F and section I, related to receipt of a written objection within the 21-day waiting period, which she stated is too short a period of time for notification, and she suggested either a 30 or 45-day waiting period prior to the issuance of a demolition permit.

T Pendleton and S Missel stated that as per Page 6 of the January 23, 2017 Demolition Delay Revised Model, section F and section I, they would like to see a 60-day waiting period for the issuance of a demolition permit.

T Levy stated that there are a little over 5,300 homes in Old Saybrook and 25% of the homes are currently over 75 years old. T Levy stated that the town-people should be allowed a say before the integrity of an historic home is forever changed.

It was suggested that a request be passed along to the Board of Selectmen to table the consideration of this ordinance until other Town agencies and other individuals have had the opportunity to review the revisions and the document. The ARB members noted that they do have comments related to the Simplified Model, however they would like more time to consider the revisions. It was suggested to continue the discussion of the revisions to the Demolition Delay Ordinance and request that the Board of Selectmen refer this document back to other Town agencies for their consideration.

T Pendleton stated that he was uncertain if he could be at the February 13, 2017 ARB meeting, however he would like to go on record with the following recommendation related to the Demolition Delay Model: 1) A 180-day timeline relevant to the waiting period. 2) Page 6 of the January 23, 2017 Demolition Delay Revised Model, section F and section I, he would like to see a 60-day waiting period for the issuance of a demolition permit.

MOTION to continue discussion on the Demolition Delay Ordinance based on this evening's deliberation of the January 23, 2017 revisions to the Simplified Model. The Board has some concerns related to the Ordinance and would like to request that the Board of Selectmen consider tabling or continuing their consideration of the proposed ordinance until the ARB can provide their recommendations. The Architectural Review Board will next meet on February 13, 2017 at which time the Board will formulate their recommendations; **MADE** by S Missel; **SECONDED** by T Pendleton; **APPROVED** by E Grochowski, T. Pendleton, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

V. ELECTION OF OFFICERS

MOTION to table Election of Officers; **MADE** by T Pendleton; **SECONDED** by E Grochowski; **APPROVED** by E Grochowski, T. Pendleton, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

VI. ADJOURNMENT

MOTION to adjourn the meeting at 9:50.m. to the next regularly scheduled meeting to be held on Monday, February 13, 2017 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m; **MADE** by T Pendleton; **SECONDED** E Grochowski; **APPROVED** by E Grochowski, T. Pendleton, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

Respectfully submitted,

Stella Beaudoin
Recording Secretary