



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

**Executive Board**

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

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

**Alternate Members**

*Tine Rupp*  
*Andre Laferriere*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Monday, March 28, 2022 – 7:00 P.M.

**I. REGULAR BUSINESS**

**A. Roll Call**

The Chair, E. Grochowski, called the meeting to order at 7:06 p.m.

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

Absent Members – none

**B. Minutes**

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

**II. OLD BUSINESS**

None

**III. NEW BUSINESS**

- A. A. “Keller Williams Realty” Application for Certificate of Zoning Compliance for Signs 103 Main Street, Map 37/Lot 34, Central Business B-1 District**  
Applicant/Agent: Fred Moore III.

Matthew Walsh presented for Keller Williams Realty sign to be red and white on a black background and free standing sign on existing posts.

**MOTION** to recommend approval of “Keller Williams Realty” Application for Certificate of Zoning Compliance for Signs 103 Main Street, Map 37/Lot 34, Central Business B-1 District **as submitted** with recommendations to: update paint on free standing existing sign post to black or white, to use a warmer red color, and the word “REALTY” justified to the right on mounted sign. Board also supports replacing the shutter in black. **MADE:** E. Grochowski **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, K. Toolan, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 7-0-0.

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

Myeerah Zhang presented to remove a window, keep door to side of bldg., reverse letters and logo with internally lit sign. Board would like a more comprehensive description of façade, lighting to be clarified, and second floor to compliment first floor. Paint colors suggested: Benjamin Moore: Hale Navy, Cracked Pepper. Applicant will check with landlord and come back for review.

**MOTION** to continue “Nori” Application for Certificate of Zoning Compliance for Signs 286 Main Street, Map 30/Lot 65, Central Business B-1 District to the next available meeting and return with a more comprehensive application with the recommendations: 1) provide a glass sample for the frosted window. 2) address a plan for the landscaping/ planter. 3) Lighting to be clarified, Board prefers down lighting from soffit rather than from inside. **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, D. Leake, K. Toolan, T. Rupp, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 7-0-0.

- C.** “Mar. Floral” Application for Certificate of Zoning Compliance for Signs 103-A Main Street, Map 37/Lot 34, Central Business B-1 District  
Applicant/ Agent: Marlee Spector

Marlee Spector presented, moving across the street as Ace Hardware is expanding. Matching the sign for Keller Williams Realty.

**MOTION** to recommend approval of “Mar. Floral” Application for Certificate of Zoning Compliance for Signs 103-A Main Street, Map 37/Lot 34, Central Business B-1 with the suggestion that the free standing sign is freshly painted. **MADE:** K. Toolan **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:** 7-0-0.

- D.** “All the Single Kitties” Application for Certificate of Zoning Compliance for Signs 242 Main Street, Map 37/Lot 133, Central Business B-1 District  
Applicant/Agent: Carla Gowrie

Matthew Walsh presented for “All the Single Kitties” signs which would be on aluminum face and window graphic. He will talk to owner about painting existing Siding.

**MOTION** to recommend approval of “All the Single Kitties” Application for Certificate of Zoning Compliance for Signs 242 Main Street, Map 37/Lot 133, Central Business B-1 District as presented with the additional recommendations: 1) The black and white sign colors be reversed. 2) The pawprints on the wall be eliminated. 3) The height of the wall sign is increased 4” to align with the adjacent sign. 4) The lettering be stretched out a little and centered vertically. 5) The existing siding around the sign be repainted so it is consistent with itself. **MADE:** A. Laferriere **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:** 7-0-0.

#### IV. REGULAR BUSINESS

##### B. Minutes

**MOTION** to approve the minutes of March 14, 2022 as presented **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:** 7-0-0.

#### V. ADJOURNMENT

**MOTION** to adjourn the meeting of March 28, 2022 at 8:07 p.m. to the next meeting scheduled for Monday, April 25, 2022 at 7:00 p.m. as the regularly scheduled meeting for April 11, 2022 is cancelled so members could attend GATHERING OF THE LAND USE AGENCIES MEETING on the same day at 6:00 pm in the first floor conference room. **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:** 7-0-0.

Respectfully submitted,

*Julie Nordberg*

Recording Clerk

#### NEXT REGULARLY SCHEDULED HYBRID MEETING

**Monday, April 25, 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=SVREVzNEZ1EyVFllqYllza0ViSmhodz09>

Dial In: 929-436-2866

Meeting ID: 917 7974 8029

Passcode: 302302

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