



TOWN OF OLD SAYBROOK
Architectural Review Board

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www.oldsaybrookct.org

Executive Board

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

Alternate Members

Tine Rupp
Andre Laferriere

REGULAR MEETING MINUTES
HYBRID MEETING

Monday, March 14, 2022 – 7:00 P.M.

I. REGULAR BUSINESS

A. Roll Call

The Chair, E. Grochowski, called the meeting to order at 7:02 p.m.

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

Absent Members – E. Armstrong

B. Minutes

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

II. OLD BUSINESS

A. “Guilford Savings Bank” Application for Certificate of Zoning Compliance for Signs

840 Boston Post Road, Map 36/Lot 164, Shopping Center B-2 District

Applicant/Agent: David Hemming, CT Sign Co.

J. Morrison from Ct Sign presented. Continued from the February 28th meeting, the applicant was asked to bring a revision for the freestanding sign.

MOTION to recommend approval of **“Guilford Savings Bank”** Application for Certificate of Zoning Compliance for Signs as presented 840 Boston Post Road, Map 36/Lot 164, Shopping Center B-2 District **MADE:** K. Toolan **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

III. NEW BUSINESS

A. “Tea Kettle” Application for Certificate of Zoning Compliance for Signs

1381 Boston Post Road, Map 26/Lot 12, Gateway Business B-4 District

Applicant/Agent: David A. Ciastko

D. Ciastko presented. Tea Kettle is updating their signage. The storefront sign is a 168 x 39 aluminum extrusion sign box with front-lit channel letters and logo. The freestanding sign will only have a color change.

MOTION to recommend approval of **“Tea Kettle”** Application for Certificate of Zoning Compliance for Signs as presented 1381 Boston Post Road, Map 26/Lot 12, Gateway Business B-4 District **MADE:** E. Grochowski **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

B. “Aruba Tan” Application for Certificate of Zoning Compliance for Signs
1381 Boston Post Road, Map 26/Lot 12, Gateway Business B-4 District
Applicant/ Agent: David A. Ciastko

D. Ciastko presented. Applicant is presenting a 144 x 39 aluminum extrusion sign box with channel logo and halo letters illuminated. [Sign to match Tea Kettle]

MOTION to recommend approval of **“Aruba Tan”** Application for Certificate of Zoning Compliance for Signs with the recommendation that the approval of sign is as it appears on the dimensional drawing on top left. 1381 Boston Post Road, Map 26/Lot 12, Gateway Business B-4 District **MADE:** K. Toolan **SECONDED:** K. Caldarella **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

C. “Life Storage” Application for Certificate of Zoning Compliance for Signs
47 Spencer Plains Road, Map 25/Lot 25, Gateway Business B-4 District
Applicant/ Agent: David Hemming, CT Sign Co.

J. Morrison from Ct Sign presented. Applicant is updating signage with new name. On Exit ramp side, applicant proposed a 4’3” x 20’ sign with LED letters on backer panel. E. Grochowski questioned whether the existing sign was over the allowable width as per Regulations. The Board also indicated that the proposed 3’ x 12’ 6” non-illuminated sign on the Spencer Plains Rd side shouldn’t be any wider than the awning, allowing a ten-foot wide sign. If logo is placed above name, the height can extend to four ft from the existing three ft.

MOTION to recommend approval of **“Life Storage”** Application for Certificate of Zoning Compliance for Signs with the recommendations: 1) Sign on Spencer Plains Rd – Width doesn’t exceed ten ft, height stays at three ft unless logo is placed above in which case the height can extend to four ft. 2) Sign on exit ramp side – Match existing sign as long as it is an approved size. 47 Spencer Plains Road, Map 25/Lot 25, Gateway Business B-4 District **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

D. “Hunter’s Ambulance” Application for Certificate of Zoning Compliance for Signs
309 Boston Post Road, Map 42/Lot 14, Gateway Business B-4 District
Applicant/ Agent: Tracy Becker, Sign Pro Inc.

T. Becker presented. Hunter's Ambulance and Hartford Healthcare have partnered and are updating their signage. For the freestanding sign they are using the existing posts but will have a new double-sided internally illuminated cabinet sign.

MOTION to recommend approval of **"Hunter's Ambulance"** Application for Certificate of Zoning Compliance for Signs with the recommendations: 1) Remove "Emergency Medical Services" from all signage. 2) Adjust "Hunter's Ambulance" upward on freestanding sign. 309 Boston Post Rd, Map 42/Lot 14, Gateway Business B-4 District **MADE:** K. Toolan **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

E. "Middlesex Health" Application for Certificate of Zoning Compliance for Signs & Design Review

154 Main Street, Map 37/Lot 127, Central Business B-1 District

Applicant: Middlesex Health

Agent: Ken DeTulio, Signlite, Inc.

K. DeTulio presented. Middlesex Health's Urgent Care is moving to Main St in the Primary Care space. The signage is being updated. The awning will be recovered.

MOTION to recommend approval of **"Middlesex Health"** Application for Certificate of Zoning Compliance for Signs with the recommendations: 1) Proposed "Urgent Care" on leftmost window and "Primary Care" on rightmost window signage to be eliminated. 2) Octagon above door to be repainted to match awning. 154 Main Street, Map 37/Lot 127, Central Business B-1 District **MADE:** K. Toolan **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

F. "Earth & Fire Pottery Studio" Application for Certificate of Zoning Compliance for Signs

180 Main Street, Map 37/Lot 131-4, Central Business B-1 District

Applicant: Julie Bonilla

J. Bonilla presented. The applicant is remodeling the existing sign with shiplap and adding black letters with copper inlay. The awning and gooseneck lighting will remain.

MOTION to recommend approval of **"Earth & Fire Pottery Studio"** Application for Certificate of Zoning Compliance for Signs with the recommendations: 1) Lettering to be situated as low as feasible below gooseneck lights. 2) Consider adding decals to window to indicate the nature of the business. 180 Main Street, Map 37/Lot 131-4, Central Business B-1 District **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, D. Leake, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 5-0-0.

[D. Leake left the meeting at 8:52 p.m.]

IV. REGULAR BUSINESS

B. Minutes

MOTION to approve the minutes of February 28, 2022 as presented **MADE:** E. Grochowski **SECONDED:** A. Laferriere **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

V. COMMENTS FROM THE CHAIR:

E. Grochowski discussed issues regarding past applications and Sign Regulations. She suggested that the Board should consider reviewing and updating Sign Regulations in a future workshop. The Board agreed.

VI. ADJOURNMENT

MOTION to adjourn the meeting of March 14, 2022 at 9:09 p.m. to the next regular meeting scheduled for Monday, March 28, 2022 at 7:00 p.m. **MADE:** E. Grochowski **SECONDED:** K. Toolan **VOTING IN FAVOR:** E. Grochowski, K. Caldarella, K. Toolan, A. Laferriere **OPPOSED:** None **ABSTAINING:** None **APPROVED:** 4-0-0.

Respectfully submitted,

Joanne Galli

Recording Clerk

NEXT REGULARLY SCHEDULED
HYBRID MEETING

Monday, March 28, 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=SVREVzNEZlEyVFllqYlIza0ViSmhodz09>

Dial In: 929-436-2866

Meeting ID: 917 7974 8029

Passcode: 302302

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