



TOWN OF OLD SAYBROOK
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

MINUTES - Regular Meeting
Monday, February 12, 2018 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room - 302 Main Street

Attendant Members

Donna Perrotti Leake
Emily Grochowski
Barbara D'Agostino

Absent Members

Susan Missel
Anthony Brodeur
Theodore Pendleton

Attending Staff

S. Beaudoin, Recording Clerk

B D'Agostino called the meeting to order at 7:00 p.m.

B. D'Agostino stated that he reserves the right to change the order of the agenda.

II. NEW BUSINESS

- A. "Bongo Ron's" Application for Certificate of Zoning Compliance for Signs**
65 Main Street, Map 37/Lot 45, Central Business B-1 District
Applicant/Agent: Ron Bolduc, Jr. Owner: Allen Hull

Jeannette Fetzter presented on behalf of the applicant, Ron Bolduc, Jr. J Fetzter stated that the current "Lighthouse Tobacco" wall and yard signs will be replaced to reflect "Bongo Ron's". The business is an existing cigar store and lounge. The proposed signs will be the same dimensions and non-illuminated.

The Board agreed that this sign design does not fit with the colonial style building nor is it in keeping with the character of Main Street, Old Saybrook.

E Grochowski suggested to remove the palm fronds from the sign and to replace the tan border with a dark green border.

At this time, Ron Bolduc and Andria Alex, Lighthouse Signs, who is the sign designer, participated via phone conference.

Alex stated that based on the size of the existing wall sign and in order to retain and re-use the existing sign which is 192" x 24", she incorporated the foliage to fill in the border.

E Grochowski suggested that the proposed font be made smaller and spread out over the width of the sign.

It was noted that the palms combined with the font type, creates a "Caribbean" style character and the Board agreed that the sign proposal is not consistent with look of Main Street. The Board suggested that the fern border on the proposed signs to be replaced with a border on an all-green background, and to place the "65 Main Street" on the proposed street post sign, within the oval under "Bongo Ron's Tobacco & Lounge".

R Bolduc questioned the outcome if he were to move forward with his sign proposal without incorporating the recommendations of the ARB. R Bolduc stated that his proposed sign is conforming to the Zoning Regulations and he indicated that he will consider the Board's recommendations related to the design changes, and he will speak with Christina Costa, Zoning Enforcement Officer for clarification should he decide to move forward with the proposed sign without the benefit of the ARB approval. R Bolduc asked to have further discussion of this proposal tabled to the February 26, 2018 meeting.

MOTION to table to the February 26, 2018 meeting, "Bongo Ron's" Application for Certificate of Zoning Compliance for Signs, 65 Main Street, at which time the applicant will provide a revised sign design incorporating the following suggestions: 1) The free standing sign will have a solid green background outside of the oval, and adjust the 65 Main Street to be more legible with a darker background; 2) To replace the palm trees with a curved border that matches the green on the background of the free-standing sign; **MADE** by E Grochowski;
SECONDED: B D'Agostino; **VOTING IN FAVOR:** D Leake, E Grochowski, B D'Agostino;
ABSTAINING: None. **OPPOSED:** None. **APPROVED:** 3-0-0.

- B. **Petition to Amend the Old Saybrook Zoning Regulations** for a new overlay zone entitled Section 57 Gateway Expanded Business Zone. The proposed regulations would expand Special Exception uses in the Gateway Business B-4 District to allow restaurants with drive-through windows/substations, retail sale of gasoline/fuel/ and accessories as an accessory use to a restaurant, convenience store or other permitted commercial use, an informational welcome center and one or two additional free-standing signs when a property abuts I-95.
Applicant: 52 Spencer Plain Road, LLC Agent: Attorney David M. Royston

The purpose and concept of the proposed zone are a departure from the current and long-term policies of the Zoning Regulations to reinforce Old Saybrook's patterns of development with pedestrian-oriented site layout, local vernacular in architecture and neighborhood-scale signage. The Zoning Commission agrees that the proposed purpose and concept are appropriate for this particular area of town.

Attorney David Royston and Joe Wren, Indigo Land Design presented on behalf of the applicant.

J Wren stated that at this time, there is no construction proposed in association with this property. J Wren stated that the applicant is seeking to amend the Gateway Business B4 District,

Coastal Area Management Zone, to allow for various uses of this zone. The proposed regulations would expand special exception uses in the B-4 District to allow restaurants with drive through windows/substations, retail sale of gasoline and accessories as an accessory use to a restaurant, convenience store or other permitted commercial use.

D Royston distributed an informational addendum dated February 7, 2018 of proposed revisions to the petition to amend the Old Saybrook Zoning Regulations to add an overlay zone to be known as "Gateway Expanded Business Zone". River Cog has reviewed the proposal and it was determined that it would not be necessary to have the CT River Gateway Commission review this amendment.

J Wren stated that this proposal does not encompass the entire B-4 District, however it will establish a basis. J Wren stated that it is possible that there will be two drive-thru restaurants and a convenience store with gas canopy and he noted that there will be no place on this site for trucks or trailers to park and spend the night.

E Grochowski stated that she would like to see specific signage requirement language in the general regulations to include specificity related to the height, size, lighting and orientation.

The ARB discussed the benefit of having design guidelines, specifically for this district.

The Board recommended reducing the maximum square footage and height of the freestanding sign.

MOTION to recommend approval of Petition to Amend the Old Saybrook Zoning Regulations to add an Overlay Zone to be known as Gateway Expanded Business Zone with the following recommendations; 1) The regulations are to require, at the map change phase, the preliminary site plan submission which shall include signage with color, materials, scale, and signage lighting, to be referred to the Old Saybrook ARB, and that there be a consistency with the signage; 2) The regulations clearly prohibit the site from becoming a truck stop facility; 3) The Board encourages that there be a minimum number of electric vehicular charging stations; **MADE** by E Grochowski; **SECONDED:** D Leake; **VOTING IN FAVOR:** D Leake, E Grochowski, B D'Agostino; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

I. REGULAR BUSINESS

A. Minutes

MOTION table approval of the January 8, 2018 Meeting Minutes; **MADE** by B D'Agostino; **SECONDED:** D Leake; **VOTING IN FAVOR:** D Leake, E Grochowski, B D'Agostino; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 3-0-0.

B. Correspondence & Announcements

There were no announcements and there was no correspondence.

C. Committee, Representative & Staff Reports

No Discussion.

IV. ELECTION OF OFFICERS

Election of officers tabled to the February 26, 2018 meeting.

V. ADJOURNMENT

MOTION to adjourn the meeting at 10:04 p.m. to the regular meeting scheduled to be held on Monday, February 26, 2018 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 pm; **MADE** by E Grochowski; **SECONDED**: D Leake; **VOTING IN FAVOR**: D Leake, E Grochowski, B D'Agostino; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 3-0-0.

Respectfully submitted,

Stella Beaudoin
Recording Secretary