



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 February 13, 2017 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room - 302 Main Street

Attendant Members

Susan Missel
Anthony Brodeur
Emily Grochowski seated for T Pendleton

Absent Members

Jennifer Hoben
Theodore Pendleton
Donna Perrotti Leake
Barbara D'Agostino

Attending Staff

S. Beaudoin, Recording Clerk

S Missel called the meeting to order at 7:04 p.m. S Missel stated that she reserves the right to change the order of the agenda.

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.

P Bied was present at this evening's meeting on behalf of this application. P Bied presented an updated depiction of the proposed 36" x 48" sign which will be installed on a 6' aluminum post mounted on a custom routed PVC molding 24.5" tall. The applicant proposes up-facing, ground lighting.

A Brodeur stated that the Board recommends a down-lit fixture as opposed to ground lighting.

P Bied stated that he will change the lighting to be down-lit.

MOTION to recommend approval of “Paul J. Bied D.D.S., LLC” Application Certificate of Zoning Compliance for Signs; 1160 Boston Post Road, Map 28/Lot 7-2, Restricted Business B-3 District, as presented with the recommended change from ground lighting to a down, cut-off light; **MADE** by A Brodeur; **SECONDED** by E Grochowski; **APPROVED** by E Grochowski, A Brodeur, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

III. NEW BUSINESS

A. “Lighthouse Tobacco” Application for Certificate of Zoning Compliance for Signs

65 Main Street, Map 37/Lot 45

Central Business B-1 District

Applicant: Jeannette Fetzer Owner: Main & Elm Corporation

Jeannette Fetzer presented on behalf of this proposal. J Fetzer stated that she is moving her existing business from Boston Post Road to Main Street. J Fetzer will utilize the same design and the same dimensions as the existing 16’ x 2’ (32 s.f.) Lighthouse Tobacco & Lounge sign which is situated on the front of the store and is fabricated from a flat black plastic, inside an existing frame. There is no lighting proposed. The second 11.5” x 55.5” Cigar sign will be situated on the existing post in front of the store.

The Board recommended that the end of the sign does not extend past the end of the post and the applicant agrees that the sign will not interfere with the sidewalk

MOTION to recommend approval of “Lighthouse Tobacco” Application Certificate of Zoning Compliance for Signs; 65 Main Street, Map 37/Lot 45, Central Business B-1 District; approval of Sign 1, as presented and the approval of Sign 2 is tabled; **MADE** by E Grochowski; **SECONDED** by A Brodeur; **APPROVED** by S Missel, E Grochowski, A Brodeur; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

DISCUSSION: J Fetzer agrees that the sign will not interfere with the sidewalk and she agreed to appear at the February 27, 2017 ARB meeting with either the actual sign or photos of the sign erected on the post, along with dimensions reflecting the length of the sign, the length of the horizontal arm off the mounting post and the distance from the sidewalk.

B. “Cartier Optical” Application for Certificate of Zoning Compliance for Signs

270 Main Street, Map 37/Lot 133

Central Business B-1 District

Applicant: Ernest A. Cartier, Jr. Owner: Main Street Realty, LLC

Ernest Cartier and Pam Cartier presented. E Cartier stated that the signs have been installed on the building. This is a proposal for approval after-the-fact of one 2’ x 33.5’ wide, front facing wall sign facing Main Street and a 3’ x 4’ wide, side-wall sign which faces Sheffield Street.

MOTION to recommend approval of “Cartier Optical” Application Certificate of Zoning Compliance for Signs; 270 Main Street, Map 37/Lot 133, Central Business B-1 District, as presented; **MADE** by E Grochowski; **SECONDED** by A Brodeur; **APPROVED** by E Grochowski, A Brodeur, 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

At the January 23, 2017 ARB meeting, T Levy indicated that the Demolition Delay Simplified Model, Revised October 21, 2016 was passed by the Planning Commission. A request was sent to the Board of Selectmen requesting that they table the consideration of this ordinance until other Town agencies and other individuals have had the opportunity to review the revisions and the document. At the January 23, 2017 ARB meeting, members noted that they would like more time to consider the revisions.

A recent 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 delay was changed to 120 days. T Levy stated that the 180-day delay is recommended in the Historic State Preservation model.

At the January 23, 2017 ARB meeting, T Pendleton stated that 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.

Members discussed the significant differences between the proposals for demolition delay ordinance. T Levy presented the following comments for the record:

- 1) Planning commission proposed a delay of 180 days. The Selectmen reduced the delay time to 120 days. As much time as possible is needed for interested residents and others to explore and develop alternatives. This is especially true in Old Saybrook which is under commercial pressures and where a large part of the community spends a considerable part of the out of state.
- 2) Planning Commission defined structures qualifying for a delay as those over 75 years old based on town records. Selectmen included a section stating the building official shall

have the discretion to review material and determine age, thus circumventing records maintained by Town Assessor and Town Clerk and introducing uncertainty, potential favoritism and conflict.

- 3) The Selectmen added a 3-member committee chaired by Selectman to hear objections and decide within 21 days whether or not proposals to demolish a building are approved or delayed. Having this committee with a quorum or two provides a quick and easy way to bypass the delay and leaves the basic ordinance a hollow, largely ineffective measure.

E Grochowski stated that the Board appears to be mutually in support in some sort of delay of demolition to prevent valuable historic structures from being demolished without significant effort being made to preserve and retain the integrity of the structure. E Grochowski stated that there is nothing in this proposal that addresses buildings for which portions of the building are partially historic and for which work is being done to the non-historic portion building.

Members agreed to write up draft comments and to conduct a workshop on Thursday February 23, 2017 at 6:00p.m. to discuss their revisions.

MOTION to conduct a Special Meeting Workshop on February 23, 2017 at 6:00p.m. on the Demolition Delay Ordinance in order to have more time to study the proposal and subsequent addendums and to afford all Board members an opportunity to participate; **MADE** by A Brodeur; **SECONDED** by E Grochowski; **APPROVED** by E Grochowski, A Brodeur, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

V. ELECTION OF OFFICERS

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

VI. ADJOURNMENT

MOTION to adjourn the meeting at 9:05.m. to the Special Meeting scheduled meeting to be held on Thursday, February 23, 2017 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by E Grochowski; **SECONDED** E Grochowski; **APPROVED** by E Grochowski, A Brodeur, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

Respectfully submitted,

Stella Beaudoin
Recording Secretary