



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

**Executive Board**

*Emily Grochowski, Chairman*  
*Edward Armstrong, Vice Chairman*  
*Kate Caldarella, Secretary*  
*Donna Leake*  
*Susan Missel*

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**

*Robert Hansen Jr.*  
*Kathryn Toolan*

**MINUTES**  
**REGULAR MEETING**  
**Wednesday, May 27, 2020 at 7:00 p.m.**  
Town Hall, 2<sup>nd</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. REGULAR BUSINESS**

**A. Roll Call**

The Chair, Emily Grochowski, called the meeting to order at 7:00 p.m.  
Video conference meeting via Zoom.

Members present: Emily Grochowski, Edward Armstrong, Kate Caldarella, Donna Leake, Susan Missel, Robert Hansen, and Katie Toolan (arrived at 7:05 p.m.)

Also present: Annmarie LePard, CT Examiner

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

**II. NEW BUSINESS**

- A. “Maple & Main” Application for Special Exception Permit** for 2,907 s. f. Restaurant, 813 Boston Post Road, Assessor's Map 36, Lot 5, Business B-2 District, Coastal Management Zone, Pedestrian Node.  
Owner: Alex Foulkes      Agent: Joe Wren, P.E.

Joe Wren, P.E. with Indigo Land Design, presented the site plan. Also present were Alex Foulkes, owner, and architects Greg Nucci and Kelsy Janus of Point One Architects. Proposed is conversion of the current building at 813 Boston Post Road into a 63 seat restaurant, with no change to the building's footprint, and with addition of a vestibule at the front of the building. Also proposed are 12 outdoor seats and 21 parking spaces. Landscaping and site lighting were reviewed. The septic will be replaced with a new health code compliant system. Currently there is no greenscape nor defined driveway. A 24 ft wide driveway is proposed, with defined 'in' and 'out'. The proposed landscape plan calls for 3,966 s.f. of landscaped area.

Members asked about the easement at the rear of the property. J. Wren explained that it is a permanent easement that goes with the land.

Greg Nucci, architect with Point One Architects presented the architectural plans. He reviewed the vestibule, explaining that in addition to providing protection from weather, it also will be where the handicap accessible ramp is located. He reviewed building material and signage.

There will be a free-standing double-sided acrylic sign with aluminum frame. Letters are to be dark gray with a decorative red ampersand. The lower hanging sign may be used for advertising specials.

There was a discussion about the free-standing sign and color of the letters. E. Grochowski stated the Board generally recommends that letters be lighter and the background be darker, for improved visibility. S. Missel expressed concern that the 'Maple & Main' lettering on the building be visible against the dark gray of the building.

E. Grochowski asked about the parking at the rear of building. J. Wren explained it is for employees. E. Grochowski stated she would like to see more lighting over the egress doors for employee safety and suggested adding 2 sconces.

K. Toolan asked about protection of customers at the outdoor seating. G. Nucci noted the addition of three planter boxes along the edge of the covered porch, which also serve as barriers.

E. Grochowski inquired about the enclosure of the dumpster. Gray vinyl was suggested for the enclosure as well as for the fencing along the easement. She added she likes the design very much and finds it more in line with current regulations.

**MOTION** to recommend approval of **“Maple & Main” Application for Special Exception Permit** for 2,907 s. f. Restaurant, 813 Boston Post Road, Assessor's Map 36, Lot 5, Business B-2 District, Coastal Management Zone, Pedestrian Node, with the recommendations to 1) add two sconces at the rear of the building, one above the rear egress, and the second above the employee entrance, 2) to use gray vinyl material for both the dumpster enclosure and the fence that is to replace the chain link fence at rear of property, and 3) on the free-standing sign to have light letters against a dark background. **MADE** by K. Toolan; **SECONDED**: E. Armstrong; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Caldarella, Donna Leake, and Susan Missel; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 5-0-0.

### III. DISCUSSION

#### A. Design Review Awards

Members unanimously agreed to table discussion of Design Review Awards to a future meeting.

#### B. Discuss Zoning Regulations Section 68.2.4 Facades: Articulations in Facade

Members were in agreement for the need of an amendment to Regulation 68.2.4, that what is written in Section 'A' is what should be enforced, and that the language within the gray-colored section should be part of section 'A'. They proposed a joint meeting with the Zoning Commission to discuss the matter.

#### C. “Petition to Amend the Town Plan of Conservation & Development to incorporate an updated Economic Development Strategy”

**MOTION** to add to the agenda “**Petition to Amend the Town Plan of Conservation & Development to incorporate an updated Economic Development Strategy,” MADE** by E. Grochowski; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, Donna Leake, and Susan Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

E. Grochowski asked for comments. S. Missel expressed that the Oyster Creek area was overlooked, that it's a beautiful place and would like to see some kind of planning for that area. She also noted lack of signage by Dunkin Donuts about Oyster Creek. She noted there seemed to be lack of emphasis of the waterfront, would like more attention to affordable senior housing, and to separation of parking and outdoor dining as well.

K. Toolan expressed that the waterfronts are neglected and the walkways going to them are pretty bad.

R. Hansen left the meeting at 8:35 p.m.

A motion was made by E. Armstrong to support the plan and seconded by K. Caldarella. Discussion: E. Grochowski stated she would like more attention given to the Route 1 corridor, to public access areas, especially where some business districts abut natural resources, to the waterfront areas, since there is a symbiotic relationship between waterfront and businesses, to affordable senior housing, and to protecting people who are using the businesses located along street fronts.

**MOTION** to recommend approval of the “**Petition to Amend the Town Plan of Conservation & Development to incorporate an updated Economic Development Strategy,” MADE** by E. Armstrong; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, Donna Leake, and Susan Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

#### IV. REGULAR BUSINESS

##### A. Minutes

**MOTION** to approve the meeting minutes of May 11, 2020 as presented; **MADE** by E. Grochowski; **SECONDED:** S. Missel. **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, Donna Leake, and Susan Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

#### V. ADJOURNMENT

**MOTION** to adjourn the meeting at 8:45 p.m. to the next regularly scheduled meeting on Monday, June 8, 2020 at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by E. Grochowski, **SECONDED:** S. Missel. **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, Donna Leake, and Susan Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

Respectfully Submitted, Meryl Moskowitz, Recording Clerk

