



TOWN OF OLD SAYBROOK
Architectural Review Board

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

Alternate Members
Robert Hansen Jr.
Kathryn Toolan

MINUTES
REGULAR MEETING
Monday, July 13, 2020 at 7:00 p.m.
Video conference

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, Susan Missel

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

II. NEW BUSINESS

A. “Carofano” Application for Minor Amendment to Approved Site Plan to add an 8’ x 10’ second story deck. 509 Main Street, Unit 2 Assessor’s Map 23, Lot 78, Residence A District

Applicant and Owner Mark Carofano explained he is asking for a simple trex deck, that is low maintenance and matches the other units in the back. It is proposed 8'x10' on the second floor. He is awaiting Association approval and approval from the Building Department. E. Grochowski commented that without an actual plan showing elevation and size it is somewhat difficult to assess. She requested that the support posts be 6'x6' rather than the proposed 4'x6', and that the slider be centered to the wall.

MOTION to recommend approval of **“Carofano” Application for Minor Amendment to Approved Site Plan** to add an 8’ x 10’ second story deck. 509 Main Street, Unit 2 Assessor’s Map 23, Lot 78, Residence A District, with the recommendation that support posts be 6'x6' and that the slider door be centered to the wall; **MADE** by E. Armstrong; **SECONDED**: K. Caldarella; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Caldarella, and S. Missel; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 4-0-0.

- B. **“Muir” Application for Special Exception Permit** to construct a 12,000 s.f. warehouse/office building. 92 Spencer Plain Road, Assessor’s Map 46, Lot 14, Business B-4 District
Applicant: John Muir Agent: Joe Wren, P.E.

Joe Wren, P.E., Indigo Land Design, and Craig Laliberte, Architect, presented for the applicant. Also present was applicant, John Muir.

J. Wren reviewed the site plan, explaining the proposed building is a 12,000 s.f. warehouse and office building, located in the Gateway Business B-4 District, where Spencer Plain Road meets Buck Hill Road, and at the edge of the Gateway B-4 zone, with a 50 ft residential buffer. He also reviewed landscaping.

Architect Craig Laliberte reviewed site plans, lighting, noting that the light photometrics show zero light spill, as well as building materials. The interior is to have 12 flexible, leaseable spaces, anticipated tenants are in light manufacturing. It is a proposed metal framed building with metal exterior. Overhead doors are 16x12' and 12x12'.

E. Grochowski expressed concern about the roof pitch, and that for the zone, it should be a roof pitch of 7 – 12, yet that is not in keeping with the neighborhood, and would add size to the building. There was discussion about articulation of the roof and regulation 68.2.7 (A)(4) requiring a variation of the roof line a minimum of one foot at intervals averaging no more than thirty feet of roof.

E. Grochowski asked about the need for entrances on both Spencer Plain Road and Buck Hill Road. J. Muir explained it is for better access for the vehicles going in and out, primarily service vans. No tractor trailers would be allowed.

Upon further discussion, members agreed to continue review of the application to the next meeting on July 27, so that the Chair can review 68.2.7, roof articulation, with Zoning Enforcement Officer Chris Costa, who would then provide direction to the Applicant. During discussion, the suggestion was made to consider addition of dormers as a possible solution to breaking up the roof line. J. Wren and team agreed to work out the dormer option and present at the next meeting.

Members also requested siding samples be brought to the Land Use office for members to review.

MOTION to continue review of **“Muir” Application for Special Exception Permit** to construct a 12,000 s.f. warehouse/office building. 92 Spencer Plain Road, Assessor’s Map 46, Lot 14, Business B-4 District to the July 27, 2020 meeting of the Architectural Review Board; **MADE** by E. Grochowski; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, and S. Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

- C. **“Saybrook Hardware” Application for Certificate of Zoning Compliance for Signs**
 136 Main Street, Assessor’s Map 37/Lot 124, Central Business B-1 District
Applicant/ Owner: Shoal Bay Investments, LLC (Lincoln May)

Lincoln May, with Jessica May, explained they purchased the building in 2019 and are now ready to address some structural issues while updating and modernizing the building. Jessica May is the

owner of Saybrook Hardware. Also present for the applicant were Chantal Lawrence of Total Design Source, and Bruce Lawrence of Bogaert Construction.

C. Lawrence explained they propose to improve the front facade, and address each of the tenant areas—Saybrook Hardware occupies three bays and other tenants occupy two other bays, each bay is 30' wide. Structural support is needed, particularly at the glass areas. The existing steel beams that go across the front facade are rusting and impacting the brick. They propose to renovate one bay at a time and address the structural needs section by section. C. Lawrence reviewed signage, explaining that in order to accommodate future tenants there will be a signage band with an aluminum panel to allow for change of tenant signs.

Members agreed the proposed signage, awnings, and colors enhance the overall design, and will improve Main Street's look.

E. Grochowski inquired about the gooseneck lamps and asked if they could be raised slightly higher.

MOTION to recommend approval of “Saybrook Hardware” Application for Certificate of Zoning Compliance for Signs” 136 Main Street, Assessor’s Map 37/Lot 124, Central Business B-1 District, with the recommendation that the gooseneck lights above the signage be installed slightly higher than is proposed; **MADE** by E. Grochowski; **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, and S. Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

III. DISCUSSION

A. Design Review Awards – tabled

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

Members discussed the need for clarity in the wording of Section 68.2.4 (articulations in facade) and generally agreed that the text in the shaded gray boxes should either be incorporated into the regulations text or removed, that the checklists within the sections was helpful, and that it is preferable to keep the diagrams and photos. E. Armstrong will email his comments to the Chair, prior to her sending on comments to C. Costa.

IV. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes of May 27, 2020 as presented; **MADE** by E. Grochowski; **SECONDED:** K. Caldarella. **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, and S. Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

V. ADJOURNMENT

MOTION to adjourn the meeting at 8:47 p.m. to the next regularly scheduled meeting on Monday, July 27, 2020 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by E. Armstrong, **SECONDED:** E. Grochowski; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, and S. Missel; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully Submitted,

Meryl Moskowitz
Recording Clerk

