



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
Kathryn Toolan
Alternate Members
Tina Rupp
Andre Laferriere

MINUTES
SPECIAL MEETING
Monday, March 25, 2021 at 7:00 p.m.
Teleconference via Zoom

I. REGULAR BUSINESS

A. Roll Call

The Chair, Emily Grochowski, called the meeting to order at 7:01 p.m.

Members present: Emily Grochowski, Edward Armstrong, Kate Caldarella, Kathryn Toolan, and Andre Laferriere, seated for Donna Leake

Members absent: Donna Leake, Tina Rupp

II. ZONING COMMISSION REVIEWS

A “Theater Marquee Sign” Petition to Amend the Old Saybrook Zoning Regulations

Section 9, Definitions, add new Marquee Sign, Amend Flashing Sign and new 31.2.11 to allow for an illuminated flashing Marquee sign for theaters in the Business B-1 Zoning District as a Special Exception Use.

Petitioner: The Katherine Hepburn Cultural Arts Center, Agent: Brett Elliott, Executive Director

Executive Director Brett Elliott presented the petition. He explained the “K A T E” letters will be backlit, and the perimeter lights would be at 2700 degrees kelvin. He emphasized the perimeter lights are intended to have a 'sparkle' effect rather than flashing. The perimeter lighting would be 'sparkling' when there is a show, turned on one hour prior to start time, and turned off no later than one hour after show ending. On non-show evenings, all illumination would come on at dusk, and would be stationary. He also discussed planned pruning and enhancements to the plant beds.

E. Grochowski stated that flashing signs are not allowed in the B1 district and asked members to consider whether the proposed amendment is consistent with the Town Plan, and to also consider aesthetics and neighborhood patterns.

Ed Armstrong stated his concern about future tenants in the apartments planned at 247 Main Street and how the light would affect them, and about setting a precedent for allowing flashing signs.

E. Grochowski stated concern about the overall amount of light, when considering the lights projected from the base of the pillars at the front of the building plus the light from the marquee sign.

Mr. Elliott also stated that for special events at The Kate or in town, they would want the marquee to be lit.

MOTION by K. Toolan to recommend approval of **“Theater Marquee Sign” Petition to Amend the Old Saybrook Zoning Regulations**, Section 9, Definitions, add new Marquee Sign, Amend Flashing Sign and new 31.2.11 to allow for an illuminated flashing Marquee sign for theaters in the Business B-1 Zoning District as a Special Exception Use with the following recommendations: 1) that lighting color temperature stays below 3,000 degrees kelvin and 2) the term 'sparkling' be used in place of 'flashing'; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

- B. **“The Kate” Application for Special Exception Use** for a 34.83 s.f. theater marquee wall sign with flashing lights.

300 Main Street, Assessor’s Map 30, Lot 63-1, Business B-1 Zoning District, Pedestrian Node.

Applicant: The Katherine Hepburn Cultural Arts Center, Agent: Brett Elliott, Executive Director

Members discussed the appearance of the base of the pole sign and agreed it should look integrated with the building and walkway. Mr. Elliott explained that the base, as it appears in the drawing, may disappear into the raised flower bed, and that it will be integrated into the overall look of the building and walkway.

There was discussion about the pillar lights being on at the same time as the marquee sign and concern about too much light, or competing light. Mr. Elliott explained that the pillar lights are dimmable and could be dialed back when there is a show. Members agreed that the Board of Selectmen should have final say as to when the marquee would be lit for special Town events.

MOTION by K. Toolan to recommend approval of **“The Kate” Application for Special Exception Use** for a 34.83 s.f. theater marquee wall sign with flashing lights. 300 Main Street, Assessor’s Map 30, Lot 63-1, Business B-1 Zoning District, Pedestrian Node; with the following recommendations: 1) that the base of the pole extend to abut the building so that it is integrated with the building and not a stand alone piece, 2) that the Board of Selectmen has approval of when the marquee sign is lit for special events beyond regular Kate theater events, and 3) that the pillar lights be dimmed when the marquee sign is lit so as not to compete with the marquee light, nor project too much light. **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

III. SIGN REVIEWS

- A. **“Mother & Baby” Certificate of Zoning Compliance for Signs**

242 Main Street, Map 37/Lot 133, Central Business B-1 District

Applicant: Candice J. Jantzen Property Owner: Main Street Realty, LLC

Candice J. Jantzen presented the sign application. Proposed is a 16.6 sq. ft. sign, aluminum tubing over vinyl, with no illumination, green background with pink script lettering. The sign will be same size and in same location as the previous tenant wall sign.

A. Laferriere suggested a darker green background (such as pantone 7483) and a sans serif type face such as 'Vag' to improve legibility.

MOTION by A. Laferriere to recommend approval of **“Mother & Baby” Certificate of Zoning Compliance for Signs**, 242 Main Street, Map 37/Lot 133, Central Business B-1 District, with the following recommendations: a darker green color is used for the background, and a sans serif font is used instead of script; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

- B. **“Smithland Supply” Application for Certificate of Zoning Compliance for Signs**
923 Boston Post Road, Map 29/Lot 4 Shopping Center Business B-2 District
Applicant: Tracy Becker, Sign Pro Inc. Owner: 923 Boston Post Road Assoc., LLC

Tracy Becker with Sign Pro presented the revised sign with a charcoal gray background and white letters. E. Grochowski commented that the wooden beams above the porch area still need to be addressed and the non-conforming fabric flag signs on the porch need to be removed.

MOTION by E. Grochowski to recommend approval of **“Smithland Supply” Application for Certificate of Zoning Compliance for Signs**, 923 Boston Post Road, Map 29/Lot 4 Shopping Center Business B-2 District. **SECONDED:** E. Armstrong; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

- C. **“Choice Pet” Application for Certificate of Zoning Compliance for Signs**
28 Spencer Plains Road, Map 26/Lot 12 Gateway Business B-4 District
Applicant/Agent Ashlea Andrews Owner: Max’s Place, LLC

Ashlea Andrews, agent, presented the application. Proposed is one wall sign in the rear, 18' x 20.5,” and one wall sign in the front, 30' x 34,” both LED illuminated channel letters on raceway, and 2 tenant panels on the roadside signs.

Members discussed the colors on the tenant panel on the roadside sign, specifically the red heart. E. Grochowski noted that color was not approved when the monument sign was originally approved.

MOTION by E. Armstrong to recommend approval of **“Choice Pet” Application for Certificate of Zoning Compliance for Signs**, 28 Spencer Plains Road, Map 26/Lot 12 Gateway Business B-4 District, with the red heart changed to the same color as the background color, in keeping with the other tenant signs. **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

III. REGULAR BUSINESS

B. Minutes

IV. ADJOURNMENT

MOTION to adjourn the meeting at 8:52 p.m. to the next regular meeting scheduled for Monday, April 12, 2021 at 7:00 p.m. via Zoom; **MADE** by E. Grochowski, **SECONDED**: K. Toolan; **VOTING IN FAVOR**: E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, and A. Laferriere; **ABSTAINING**: None. **OPPOSED**: None. **APPROVED**: 5-0-0.

Respectfully Submitted,

Meryl Moskowitz
Recording Clerk