



TOWN OF OLD SAYBROOK
Planning Commission

Norman "Nick" Prevost, Jr., Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay
Kathleen A. Sugland
Jonathan Miles
Meghan Jouflas, Alternate

302 Main Street
Old Saybrook, Connecticut 06475

Dennis Tulimieri Jr., Alternate
Michael K. Bender, Alternate

oldsaybrookct.gov

REGULAR MEETING MINUTES
HYBRID MEETING

Wednesday, July 20, 2022 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

The Chairman called the meeting to order at 7:00 PM

II. ROLL CALL

Present:

Norman Prevost, Dennis Tulimieri, Paula Kay, Michael Bender, Doug McCracken, Kathleen Sugland, Megan Jouflas- Virtual

Absent:

Jon Miles

Staff Present:

Sarah Makowicki, Clerk

The Chairman seated Megan Jouflas for Jon Miles.

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the meeting minutes for July 20, 2022 as presented. MADE by: N. Prevost; SECONDED by: D. McCracken; VOTING IN FAVOR: N. Prevost, D. McCracken, P. Kay, K. Sugland, M. Jouflas; OPPOSED: None; OBSTAIN: None APPROVED: 5-0-0.

B. Correspondence – None

IV. REFFERALS

- A. **Petition to Amend the Old Saybrook Zoning Regulations Section 64 and 11 Sign Regulations.** **64.5.3** and **11** reduce the max. sign size allowed to 50 s.f. in all districts making 51 s.f. a prohibited billboard sign. **64.3.3** Clarify sign area calculations and reduced maximum wall height for sign calculation measurements to 10' all districts. **64** Reduce maximum post height and sign height to 8' all districts. **64.3.6, 64.4.5a3, 64.5.2a3, 64.5.2c3, 64.5.3a3, 64.5.5a3, 64.5.3** Require landscaping, plantings and border around all freestanding signs. **64.3.10** Illumination of signs to be dark sky compliant and meet lighting regulations in Section 53 & 68. Set standards for internally illuminated signs to have push through stencil cut letter, or front lit channel letters. New **64.3.11** requiring minimum construction and specifications for signs. Clarify language all districts for wall signs that signs must be the lesser area or maximum size. **64.4.7** Window signs reduce to 20% or 25 s.f. total for no illumination, 10% or 10 s.f. max when combination of illuminated and non-illuminated signs and reduce internally illuminated window signs to 10% or 6 s.f. max. **New Section 64.4.9** Shopping Center Signs requiring uniform sign plan as part of Special Exception Permit. Freestanding internally illuminate signs (B-1, B-2, B-3, B-4 All freestanding signs with multiple tenants limited to three colors as part of Special Exception. **64.5.3a6** reduced internally illuminated signs B-1 to 6 s.f. max, **new 64.5.3a6** require consistent colors for freestanding multi-tenants signs by Special Exception Permit. **64.5.3b1&2** reduce non-illuminated wall signs to 10% or 30 s.f. (1st sign) and 5% or 15 s.f. max (2nd sign). B-1 Reduce illuminated wall signs to 10% max or 25 s.f. max (1st sign) and 5% or 10 s.f. max (2nd sign), 64.5.4 IHZ reduce non-illuminated signs to 10% or 30 s.f. max. (1st sign) and 5% or 15 s.f. max (2nd sign) and prohibit internal illumination. **64.5.5 a1** Freestanding sign B-2 & B-4 (no internal illumination) reduce to 30 s.f. (1st sign) and 15 s.f. (2nd sign). Freestanding with internal illumination reduce to 15 s.f. max (1st sign) and 5 s.f. max (2nd sign). new **64.5.5a6** require consistent colors for freestanding multi-tenants signs by Special Exception Permit Wall sign, not internally illuminated to 10% or 50 s.f. max (1st sign) and 5% max or 25 s.f. (2nd sign). Wall sign internally illuminated to 5% or 25 s.f. max (1st sign) and 5% or 15 s.f. max (2nd sign). **64.5.6b B-3** Wall sign (not illuminated) increase to two per tenant.

Petitioner: Old Saybrook Architectural Review Board

ACTION: Consider per Town Plans; report on consistency to Zoning Commission for 9/7/2022 PH

Emily Grochowski Chairman of the Architectural Review Board presented the proposed amendment to the Commission. Ms. Grochowski stated that the amendment clarifies the sign regulations with an emphasis on size, lighting, and landscaping. ARB came to these proposed regulation changes by workshopping and surveying members, and members felt that these regulations were a reasonable compromise. In regards to lighting the Board focused on internal lighting, changing the regulations to keep up with advancements, and light pollution.

N. Prevost asked what the rationale behind changing the maximum size of a sign.

E. Grochowski responded that the Board was focused on “place branding” of the town of Old Saybrook as a whole and not the branding of a particular tenant. Also, Ms. Grochowski stated that the Commission's interest in promoting mixed use buildings and having areas of town walkable, this lends to having smaller, at eye level signage that people would engage at at slower speeds.

N. Prevost inquired how these proposed changes would affect existing signage.

E. Grochowski stated that existing signage would be grandfathered in, but in the past the Board has been successful in asking new tenants to bring their signs within the regulations.

The Commission members discussed the proposed regulations for landscaping around signage. They came to the consensus that landscaping should include the use of hardscaping to promote sustainable alternatives to traditional landscape.

MOTION to send a favorable recommendation to the Zoning Commission for Petition to Amend the Old Saybrook Zoning Regulations Section 64 and 11 Sign Regulations.

64.5.3 and 11 reduce the max. sign size allowed to 50 s.f. in all districts making 51 s.f. a prohibited billboard sign. **64.3.3** Clarify sign area calculations and reduced maximum wall height for sign calculation measurements to 10' all districts. **64** Reduce maximum post height and sign height to 8' all districts. **64.3.6, 64.4.5a3, 64.5.2a3, 64.5.2c3, 64.5.3a3, 64.5.5a3, 64.5.3** Require landscaping, plantings and border around all freestanding signs. **64.3.10** Illumination of signs to be dark sky compliant and meet lighting regulations in Section 53 & 68. Set standards for internally illuminated signs to have push through stencil cut letter, or front lit channel letters. New **64.3.11** requiring minimum construction and specifications for signs.

Clarify language all districts for wall signs that signs must be the lesser area or maximum size.

64.4.7 Window signs reduce to 20% or 25 s.f. total for no illumination, 10% or 10 s.f. max when combination of illuminated and non-illuminated signs and reduce internally illuminated window signs to 10% or 6 s.f. max. **New Section 64.4.9** Shopping Center Signs requiring uniform sign plan as part of Special Exception Permit. Freestanding internally illuminate signs (B-1, B-2, B-3, B-4 All freestanding signs with multiple tenants limited to three colors as part of Special Exception.

64.5.3a6 reduced internally illuminated signs B-1 to 6 s.f. max, **new 64.5.3a6** require consistent colors for freestanding multi-tenants signs by Special Exception Permit. **64.5.3b1&2** reduce non-illuminated wall signs to 10% or 30 s.f. (1st sign) and 5% or 15 s.f. max (2nd sign). B-1 Reduce illuminated wall signs to 10% max or 25 s.f. max (1st sign) and 5% or 10 s.f. max (2nd sign), 64.5.4 IHZ reduce non-illuminated signs to 10% or 30 s.f. max. (1st sign) and 5% or 15 s.f. max (2nd sign) and prohibit internal illumination. **64.5.5 a1** Freestanding sign B-2 & B-4 (no internal illumination) reduce to 30 s.f. (1st sign) and 15 s.f. (2nd sign). Freestanding with internal illumination reduce to 15 s.f. max (1st sign) and 5 s.f. max (2nd sign). new **64.5.5a6** require consistent colors for freestanding multi-tenants signs by Special Exception Permit Wall sign, not internally illuminated to 10% or 50 s.f. max (1st sign) and 5% max or 25 s.f. (2nd sign). Wall sign internally illuminated to 5% or 25 s.f. max (1st sign) and 5% or 15 s.f. max (2nd sign).

64.5.6b B-3 Wall sign (not illuminated) increase to two per tenant. Which is consistent with the Plan of Conservation and Development. With the recommendations that hardscaping should be considered landscaping and to consider a companies brand coloring when making a decision on the application. **MADE by:** N. Prevost; **SECONDED by:** D. McCracken; **VOTING IN FAVOR:** N. Prevost, D. McCracken, K. Sugland, P. Kay, M. Jouflas **OPPOSED:** None; **APPROVED:** 5-0-0.

B. Petition to Amend the Old Saybrook Zoning Regulations Section 53 Standards for Motor Vehicles for separation distance for fuel pumping stations. 4 Options proposed. 1st

Amendment (B-2 & B-4 Districts) 53.1B to allow one additional Motor Vehicle Fueling Station (MVFS) within 1000' of any pump or other MVFS on any other lot. 2nd Amendment (B-4 District only) 53.1 to allow 1 additional MVFS within 1000' of any pump or other MVFS on any other lot. 3rd Amendment (B-2, B-4 & I) 53.1B the 1000' radius restriction shall be reduced to within 500' when located in a shopping center. 4th Amendment (B-2 & B-4) 53.1 the 1000' radius restriction shall be reduced to within 500' of any pump or other MVFS on any other lot.

Petitioner: Big Y Food, Inc. & Max's Place, LLC Agent: Attorney David Royston

ACTION: Consider per Town Plan; report on consistency to Zoning Commission for 9/7/2022 PH

Attorney Dave Royston presented for the applicant. Mr. Royston went through the four amendments referenced above, stating that he would prefer all four to be approved, but for the Commission to specify if they prefer certain amendments over others.

N. Prevost stated that from the presentation, it would seem that the proposed amendments would bring most of the existing gas stations into compliance.

D. Royston agreed with that statement.

P. Kay stated that she preferred amendment three, pertaining to shopping centers, over the other amendments.

MOTION to send a favorable recommendation to the Zoning Commission for Petition to Amend the Old Saybrook Zoning Regulations Section 53 Standards for Motor Vehicles for separation distance for fuel pumping stations. 4 Options proposed. 1st Amendment (B-2 & B-4 Districts) 53.1B to allow one additional Motor Vehicle Fueling Station (MVFS) within 1000' of any pump or other MVFS on any other lot. 2nd Amendment (B-4 District only) 53.1 to allow 1 additional MVFS within 1000' of any pump or other MVFS on any other lot. 3rd Amendment (B-2, B-4 & I) 53.1B the 1000' radius restriction shall be reduced to within 500' when located in a shopping center. 4th Amendment (B-2 & B-4) 53.1 the 1000' radius restriction shall be reduced to within 500' of any pump or other MVFS on any other lot. Which is consistent with the Plan of Conservation and Development. **MADE by:** N. Prevost; **SECONDED by:** K. Sugland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, K. Sugland, P. Kay, M. Jouflas **OPPOSED:** None; **APPROVED:** 5-0-0.

V. Committee, Representative & Staff Reports –

None.

VI. ADJOURNMENT

MOTION to adjourn the Planning Commission public meeting of August 3, 2022 to the next regular meeting on Wednesday August 20, 2022 at 7:00 P.M. via in person at the Old Saybrook Town Hall First Floor Conference room and Zoom Meeting: Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndlRm1lenJPS0JBcDVyaHhtMERDQT09> **MADE by:** N. Prevost **SECONDED by:** D. McCracken **VOTING IN FAVOR :** N. Prevost, D. McCracken, K. Sugland, P. Kay, M. Jouflas **OPPOSED:** None; **ABSTAINING:** None; **MOTION PASSES: 5-0-0.**

Respectfully submitted,

Sarah Makowicki