



TOWN OF OLD SAYBROOK
Architectural Review Board

302 Main Street • Old Saybrook, Connecticut 06475-1741
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Emily Grochowski, Chairman
Edward Armstrong, Vice Chairman
Kate Caldarella, Secretary
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Tina Rupp
Andre Laferriere

**REGULAR MEETING AGENDA
HYBRID MEETING**

Monday, June 27, 2022 at 7:00 p.m.

Town Hall, 2nd floor conference room
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/91779748029?pwd=SVREVzNEZ1EyVFllYllza0ViSmhodz09>

Dial In: 929-436-2866

Meeting ID: 917 7974 8029

Passcode: 302302

One Tap Mobile: <tel://9294362866,,91779748029#>

I. REGULAR BUSINESS

- A. Roll Call
- B. Minutes

II. OLD BUSINESS

- A. **“Hanford Commons” Application for Site Plan Review for Affordable Housing (CGS 8-30g)**
Development to construct a three story (20,539 s.f.) apartment building (15 units total/5 affordable)
101 Lynde Street, Map 36/Lot 88, Residence A District, Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 101 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION : Review and report to Zoning Commission for 7/18/2022 public hearing
- B. **“Hanford Commons” Application to modify approved Site Plan for Affordable Housing (CGS 8- 30g)**
Development for 8 Residential Units (9,313 s.f.).
99 Lynde Street, Map 36/Lot 87, Residence A District, Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 99 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION : Review and report to Zoning Commission for 7/18/2022 public hearing
- C. **“Hanford Commons” Application to modify approved Site Plan for Affordable Housing (CGS 8-30g)**
Development to construct a three story, 9,280 s.f. apartment building (19 units total/6 affordable) and a three car 962 s.f. garage.
109 Lynde Street, Map 36/Lot 89, Residence A District, Pedestrian Node
Applicant: Hanford Commons, LLC Owner: 109 Lynde Street, LLC Agent: Marjorie Shansky, Esq.
ACTION : Review and report to Zoning Commission for 7/18/2022 public hearing

III. NEW BUSINESS

- A. **“The Toy Hunter” Application for Certificate of Zoning Compliance for Signs**
1712 Boston Post Road, Map 25/Lot 2, Gateway Business B-4 District
Applicant: Robert Rubano Owner: James M. Fitzpatrick
- B. **“Fine Fettle Dispensary” Application for Special Exception Use** for a 4,000 s.f. adult use marijuana dispensary, 233 Boston Post Road, Assessor’s Map 44/Lot 11, Gateway Business B-4 District.
Applicant: FFDN ELV, LLC (“Fine Fettle”) Agent: Attorney Amy Souchuns
ACTION: Review and report to ZC for 8/1/2022 public hearing

IV. WORKSHOP

- A. Discussion of sign regulations.

V. ADJOURNMENT

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Monday, July 11, 2022 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room
302 Main Street, Old Saybrook

Check our website for dial in information and additional meeting documents.

[Architectural Review Board web page](#)