I. REGULAR BUSINESS

A. ROLL CALL

Chairman E. Grochowski, called the meeting to order at 7:00 p.m.

Attendant Members - E. Grochowski, E. Armstrong (via Zoom), K. Caldarella (via Zoom), K. Toolan, T. Rupp (via Zoom), A. Laferriere (seated for D. Leake)

Absent Members - D. Leake

Attendant Staff - J. Galli, Recording Clerk

Members of the Public Present - S. Crosby, R. Rubino, A. Souchuns

Members of the Public via Zoom - G. Bradford, S. Fields, M. Ott, M. Shansky, B. Zachs

B. MINUTES

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

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.

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.
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.

Engineer M. Ott presented along with landscape designer S. Fields and building designer G. Bradford. Continued from June 13, 2022, a photometric plan along with lighting details/fixture specifications, an updated landscaping plan and revisions to the façade articulation on 101 were requested. G. Bradford presented revisions to increase façade articulations on 101 that included adding balconies with French doors off some bedrooms and adding a standing seam metal roof. S. Fields presented the updated landscaping plan reflecting new plantings in the northwest corner of 109.

The lighting and photometric plans were not available therefore the discussion will be continued to the next ARB meeting on July 11, 2022.

MOTION to continue “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 to the next meeting on July 11, 2022 with request to: 1. Provide a photometric plan for the 101 property. 2. Provide a lighting plan with fixture specifications.


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 Rubino    Owner: James M. Fitzpatrick

R. Rubino presented a 2 ½’ x 4’ window sign with a white background.


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

Attorney A. Souchuns presented. The site plan previously approved in 2018 (for medical use only) was for 2600 s.f. The applicant plans to expand the now adult-use dispensary to 4,000 s.f. They have added landscaping and a gravel parking lot to the
front along with an ADA ramp. They also added a red fascia to the building. They will have one 5’ x 4’ standalone sign (existing). On the front door will be the hours of operation and an 18” vinyl door logo. There will be no lighting of the signage. No dumpster will be provided on site. Chairman E. Grochowski recommended that the applicant check with the ZEO about window opacity.

**MOTION** to recommend approval of “Fine Fettle” 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 as presented  

**MADE:** A. Laferriere  

**SECONDED:** E. Grochowski  

**VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, A. Laferriere  

**OPPOSED:** None  

**ABSTAINING:** None  

**APPROVED:** 5-0-0.

IV. REGULAR BUSINESS

B. Minutes

**MOTION** to amend the Minutes of June 13, 2022 to remove K. Caldarella from the voting counts because T. Rupp was seated in her place  

**MADE:** E. Grochowski  

**SECONDED:** A. Laferriere  

**VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, A. Laferriere  

**OPPOSED:** None  

**ABSTAINING:** None  

**APPROVED:** 5-0-0.

V. WORKSHOP

A. Discussion of sign regulations.

Chairman E. Grochowski reported that ZEO C. Costa and the town attorney are reviewing the sign regulation updates. When completed, E. Grochowski will discuss with the Board. She will also provide the Board with definitions of the different types of lighting.

VI. ADJOURNMENT

**MOTION** to adjourn the meeting of June 27, 2022 at 8:13 p.m. to the next regular meeting scheduled for Monday, July 11, 2022 at 7:00 p.m.  

**MADE:** E. Grochowski  

**SECONDED:** K. Toolan  

**VOTING IN FAVOR:** E. Grochowski, E. Armstrong, K. Caldarella, K. Toolan, A. Laferriere  

**OPPOSED:** None  

**ABSTAINING:** None  

**APPROVED:** 5-0-0.

Respectfully submitted,

Joanne Galli  
Recording Clerk

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.  
Subscribe to www.oldsaybrookct.org for electronic delivery of land use agendas.