



TOWN OF OLD SAY BROOK
Architectural Review Board

Executive Board
Susan Missel, Chair
Anthony Brodeur Vice Chairman
Barbara D'Agostino, Secretary

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Theodore Pendleton
Donna Perrotti Leake
Alternate Members
Emily Grochowski

Special Meeting Minutes
Wednesday, June 14, 2018 at 7:00 P.M.
Town Hall, Cafeteria
302 Main Street, Old Saybrook

I. REGULAR BUSINESS

A. Roll Call

Attendant Members

Susan Missel
Anthony Brodeur
Barbara D'Agostino
Emily Grochowski

Absent Members

Donna Perrotti
Theodore Pendleton

Attending Staff

Christina Costa, Zoning Enforcement Officer
Margaret Paccione, Recording Clerk

Susan Missel called the meeting to order at 7:05 p.m.

B. Minutes

MOTION to approve the May 30, 2018 Meeting Minutes **MADE** by A. Brodeur;
SECONDED: S. Missel **VOTING IN FAVOR:** S. Missel, A. Brodeur, E. Grochowski, B.
D'Agostino **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

C. Correspondence & Announcements

None.

D. Committee, Representative & Staff Reports

Zoning Enforcement Officer and the Board members discussed the need for new members, lack of quorums, review policies and procedures.

II. OLD BUSINESS

A. “Shops at Oyster River” Application for Special Exception/Coastal Site Plan Review, Application Certificate of Zoning Compliance for Signs

2,254 s.f. drive-through restaurant, 22,257 s.f. retail shops and 3,251 s.f. outdoor display
923 Boston Post Road, Assessor’s Map 29/Lot 4
Business B-2 District, Coastal Area Management Zone, Pedestrian Node, AE-11 Flood Zone

Owners/Applicants: 923 Boston Post Road, LLC Agent: Jim Cassidy, P.E.

Jim Cassidy, P.E., presented for the applicant. Also present were George White, Construction Manager, Dunkin Donuts (DD), David Horton and Eric Ardera, architects, Aharonian & Associates, Jim Harris, Architect, and Tony Izzo, property owner.

Two site drives were modified with Police Chief Spera. HVAC will be in the rear of Agway, on a platform, behind vinyl fencing. Jim Harris spoke about break up footprint east, south and west elevations, will create step element at greenhouse. Western elevations face office building with two-foot step. Canopy, and faux windows, with site fence surrounding mechanical units. Western façade added to pop two feet out. South front façade with canopy roof will maintain trussed look, broken up with clear one-story windows on sides. Three gables on greenhouse, two-foot strip and exit with canopy on porch, and stone water table around all sides except rear. Building height was 32’10”, and now is 29’10”. Portico is 10’ out. Susan Missel expressed concerns about being only metal building on Rt. 1, as metal is out of character with what’s being done there., and noted the façade was an improvement. West Marine plaza and Max’s Place are example, of multiple tenants working together to create a matching development. The building styles do not match. The Agway building is a farm style and the DD is modern with a slanted roof and orange lights. It was as suggested that Dunkin Donuts and Agway coordinate their designs. Jim Harris said won’t be able to tell that it’s a metal building, with its earthy tones. Barbara D’Agostino said too many architects were designing on one lot, and Chris Costa added that multiple architects have worked successfully together on other projects.

David Horton said new DD has more grey earth tones as is exploring if they are willing to use similar materials as Agway. DD brand image has to change every ten years. Susan Missel said there was no harmony with these buildings and the board agreed they need to be more cohesive, looking for a more New England style that will fit in with the architecture in the community, as these are not typical of the Old Saybrook look. Recessed lighting in orange band will project one foot. Chris Costa looked for feedback on how buildings mesh together and share that building branding can be considered signage, and suggested that the two businesses come to a balance to make it work. George White offered to show Board Colonial prototype. Jim Harris said Agway will have to live with what the board decides. Chris also suggested Jim Harris look at Max’s place to see how multiple national brand businesses

worked together, compromised and made a shopping center that blended together and he agreed. The exterior wall of DD will match its interior and Susan Missel suggested the Town may run into problems with the fashion model considering the requirement for franchisees to remodel every ten years. It will be an energy efficient building with HVAC and rooftop mechanic will be screened in. The ZEO identified that the signs as proposed do not meet regulation size and height, perimeter landscaping buffer is not wide enough, rear façade of Agway needs to be broken up. She referred to Section 68, Neighborhood Pattern Design and encouraged architects to review and make project to comply. The ZEO stated that is a new project and that the Zoning Commission will want to see non-conformities removed. The Board agreed there was “too much stuff” and that it could be made more interesting, but also acknowledged that architects did what they had asked and suggested adding a third architect to coordinate both buildings. Chris Costa asked general questions to the Board to assist applicants in determining style and coordinating designs. Board said designs, colors, and materials had to match and discussed flat and pitched roofs.

Susan Missel distributed a map of the Oyster River and adjacent building and spoke on the location in the Coastal Management Zone and suggested the designer explore the possibility of making something very special with the area for public access. Jim Cassidy agreed it would make a nice park area in the rear and will work something in, which George White will run by executives at DD. Chris asked ARB if they were satisfied with site plan lighting and plant species and fixtures.

Jim Cassidy said property has to be elevated above floodplain. Bioretention swale in front with smaller shrubs and ornamental flowers, parking lot canopy trees (one per ten spots), and nine islands. The ZEO asked a number of questions relating to the operations and traffic flow. She requested designs of entry, exit, directional, menu, vertical clearance, phone application pick up signs and any other signs proposed for the project.

The ZEO stated she was unclear about the size requirements for menus at drive thoughts. Emily Grochowski requested streetscape view drawings to see buildings to scale. Jim Harris said concept color team will regroup to apply to Agway and vice versa. Board viewed metal and stone color samples.

The applicant agreed to revise plans and left the meeting at 9:10 pm.

III. ADJOURNMENT

MOTION to adjourn the meeting at 9:45 p.m. to the next regularly scheduled meeting on Monday, July 9, 2018 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by E. Grochowski; **SECONDED:** S. Missel; **VOTING IN FAVOR:** S. Missel, A. Brodeur, E. Grochowski; B. D’Agostino **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully submitted,

Margaret Paccione, Recording Clerk