



TOWN OF OLD SAY BROOK  
**Architectural Review Board**

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

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216  
[www.oldsaybrookct.org](http://www.oldsaybrookct.org)

*Theodore Pendleton*  
*Donna Perrotti Leake*  
**Alternate Members**  
*Emily Grochowski*  
*Kate Caldarella*

**Special Meeting Minutes**  
**Thursday, June 28, 2018 at 7:00 P.M.**  
2<sup>nd</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. REGULAR BUSINESS**

**A. Roll Call**

**Attendant Members**

Susan Missel, Chair  
Anthony Brodeur, Vice Chairman  
Barbara D'Agostino, Secretary  
Kate Caldarella

**Absent Members**

Theodore Pendleton  
Donna Perrotti Leake  
Emily Grochowski

**Attendant Staff**

Christina Costa, Zoning Enforcement Officer  
Carl Fortuna, First Selectman was present. No members of the public were present.

**S. Missel called the meeting to order at 7:00 p.m.**

S. Missel amended the agenda to hear item II Old Business prior to Item I Regular Business.

**II. OLD BUSINESS**

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

2,254 s.f. drive-through restaurant, 22,257 s.f. retail shops & 3,251 s.f. outdoor display

923 Boston Post Road, Assessor's Map 29/Lot 4

Business B-2 District, Coastal Area Mgmt. Zone, Pedestrian Node, AE-11 Flood

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

*(Report for 7/2/2018 ZC Meeting)*

Attorney David Royston introduced the development team for Oyster River Shops and gave an overview of the project.

Jim Cassidy, P.E. reviewed site plan revisions including the addition of a scenic overlook, increased perimeter buffers, larger interior parking lot islands and reserve parking.

Brian Hack of behalf of Dunkin Donuts presented multiple building renderings since the last meeting to incorporate comments and to blend the Dunkin building with the Agway building. The Board requested that the Applicant simplify the color and material palette, match the stone on both buildings and provide lighting details for the Dunkin building. T. Brodeur suggested increasing the width of the front gable, slightly change the pitch on the front of the building, incorporate wider trim coping and add white corner boards.

The Board discussed the sections of blonde siding on the east and west facades and how it would blend with the light grey Hardie board on the building. They commented about changing the blonde to a different tone of grey, extending the stone watermark below the grey and possibly extending the watermark to front of the building if the front window was placed higher. The Board did not rule out the blonde as an option but could not visualize how the colors and materials will look without samples.

The Board requested the Applicant provide samples of the stone, materials and colors for the Dunkin Donuts for the next meeting.

Jim Harris presented the Agway building changes and provided lighting details. Some of the tresses were removed and the Board discussed if more tresses should be removed or would the removal make the building façade less appealing. B. D'Agostino felt the brown was too dark and dreary. S. Missel suggested replacing the green roof areas with a charcoal grey color. The Board reviewed the color samples and the print out of possible colors for the metal siding. Cool Bermuda green and Egyptian white were the preferred color samples that were available. The Board requested additional color samples for the next meeting.

D. Royston and J. Cassidy presented directional, free-standing signs and wall signs. The Board was concerned that the free-standing pylon sign proposed was 80 s.f. and higher than 10 feet in height. Attorney Royston informed that the sign was pre-existing and grandfathered with respect to location, size and height. C. Costa indicated that the sign shown at the meeting was 80 s.f, the proposed sign included in the plans set was 60 s.f. and the former bowling alley sign was 74 s.f. The ARB and ZEO requested a 50 s.f. sign conforming to the Zoning Regulations. The Applicant will consider reducing the size to make it more conforming. ARB suggested that the free-standing sign be relocated and that it should be a monument sign. Sign visibility, street trees and the location of the bus shelter as well as vehicle sight lines pose a problem with relocation and lowering the sign.

ARB expressed concerns that a white background of the free-standing illuminated sign would be bright and that darker colors should be considered. A dark background may interfere with the branding/logo designs of the businesses. J. Cassidy suggested a white opaque sign like the one at Tractor Supply where the letters illuminate and not the white background. C. Costa asked if vertical clearance signs, a menu board and signs on shopping cart corrals are proposed. She additionally suggested adding the street number to the pylon sign and building. The applicant will provide details of vertical clearance signs and the menu board at the next meeting.

The Board, Applicant and ZEO discussed timing and scheduling a special meeting. The Board requested the ZEO to contact the Applicants for the regularly scheduled July 9<sup>th</sup> meeting to see if they are available to meet at 6:00. All present discussed availability and agreed to attend a

special meeting if needed on Thursday, July 12<sup>th</sup> at 7:00. ZEO will coordinate the meetings and inform the Applicant.

The Applicant will provide the ZEO with the most current pdf. of the buildings discussed this evening so that absent members will have an opportunity to review prior to the next meeting.

**MOTION** to continue “Shops at Oyster River” Application for Special Exception/Coastal Site Plan Review, Application 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, Map 29/Lot 4, Shopping Center Business B-2 District, Coastal Area Management Zone, Pedestrian Node, AE-11 Fld. Zone; with the following recommendation: 1) **MADE:** S. Missel; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** S. Missel, A. Brodeur, B. D’Agostino, K. Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED**4-0-0.

**I. REGULAR BUSINESS**  
**A. Minutes**

The Board reviewed the June 25<sup>th</sup> minutes and amended them to state that the signs for Master Tile must be shut off no later than one hour after the close of business.

**MOTION** to approve the June 25, 2018 special minutes as amended; **MADE:** S. Missel; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** S. Missel, A. Brodeur, B. D’Agostino, K. Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

The Board reviewed the May 30, 2018 and June 14, 2018 minutes.

**MOTION** to approve the May 30, 2018 regular minutes as amended; **MADE:** S. Missel; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** S. Missel, A. Brodeur, B. D’Agostino, K. Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

**MOTION** to approve the June 14, 2018 regular minutes as amended; **MADE:** S. Missel; **SECONDED:** K. Caldarella; **VOTING IN FAVOR:** S. Missel, A. Brodeur, B. D’Agostino, K. Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

- B. Correspondence & Announcements**  
None.
- C. Committee, Representative & Staff Reports**  
None

**III. ADJOURNMENT**

**MOTION** to adjourn the meeting at 9:35 p.m. to the next regularly scheduled meeting on Monday, July 9, 2018 at the Old Saybrook Town Hall, 2<sup>nd</sup> floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by S. Missel ; **SECONDED:** B. D’Agostino ; **VOTING IN FAVOR:** S. Missel, A. Brodeur, B. D’Agostino, K. Caldarella; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

Respectfully Submitted,

Christina Costa, Zoning Enforcement Officer  
Acting Recording Clerk

