



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

**Executive Board**

*Emily Grochowski, Chairman*  
*Andre Laferriere, Vice Chairman*  
*Edward Armstrong*  
*Donna Leake*  
*Kathryn Toolan*

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**Alternate Members**

*Tina Rupp*  
*Kate Caldarella*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Monday, February 26, 2024, at 7:00 p.m.  
 Town Hall, 2<sup>nd</sup> Floor Conference Room  
 302 Main Street, Old Saybrook

**I. REGULAR BUSINESS**

**A. Roll Call**

The Chair E. Grochowski called the meeting to order at 7:00 pm.

Members Present – E. Grochowski, A. Laferriere, D. Leake, T. Rupp (seated).

Members Absent – K. Toolan, E. Armstrong, K. Caldarella

Staff – Carolina Maharbiz, Recording Clerk

**B. Minutes** - This agenda item was heard at the end of the meeting.

**II. SIGN APPLICATIONS** - None

**III. REFERRAL**

- A. **“23 Schoolhouse Road” Application for Special Exception Use** for construction of a 3,429.8 s.f. barn.

23 Schoolhouse Road, Map 27, Lot 26, Business B-4 District

Applicant/Owner: Anthony Ruitto, 23 Schoolhouse Road, LLC Agent: Joe Wren, P.E.

ACTION: Review and report to ZC for their 3/18/2024 public hearing

Joe Wren and owner Anthony Ruitto presented and answered questions. Mr. Wren explained that Mr. Ruitto acquired property from the Vietnamese restaurant and would like to put a barn there. Mr. Wren showed the site, building plans, and site plan, and discussed the roofing, façade, landscaping and lighting. Mr. Ruitto provided material samples.

E. Grochowski asked how high the lights will be and Mr. Wren stated that they will be just over the doors, about 7 feet high. On the garage bays, the doors are 14 feet high so the lights will be about 6 feet higher. A. Laferriere asked if there will be a dumpster and Mr. Ruitto stated that it is just a rollout. E. Grochowski asked about the garage doors and Mr. Ruitto explained that they will be regular house garage doors with a glass panel that he plans to be black; he also stated that he will not keep the lights on. E. Grochowski stated that solid doors would be fine and expressed a preference for black doors.

Board members discussed the perimeter buffer and fence. Mr. Ruitto explained that he proposes trees in the back corner to help block SavATree. The fence will be a solid panel fence. Board members also discussed the siding and roof materials, height, and articulation requirements.

**MOTION** to recommend approval of **“23 Schoolhouse Road” Application** as presented with the following recommendations: (1) that the garage doors be the same black as the trim color; (2) that there be a 2.5 inch trim around the windows and (3) to enhance the landscape as much as possible. **MADE:** A. Laferriere; **SECONDED:** D. Leake; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, D. Leake, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

Discussion of Agenda Item I.B. Minutes that was moved to the end of meeting:

**MOTION** to approve the Minutes of February 12, 2024, as amended. **MADE:** E.Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, D. Leake, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

**IV. ADJOURNMENT**

**MOTION** to adjourn the meeting of February 26, 2023 at 7:36 p.m. to the next regular meeting scheduled for Monday, March 11, 2024, at 7:00 p.m., Town Hall, 2<sup>nd</sup> Floor Conference Room. **MADE:** E. Grochowski; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, D. Leake, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 4-0-0.

Respectfully submitted,  
Carolina Maharbiz, Recording Clerk