

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

MEETING MINUTES March 12, 2019

Members Present: Chairman Ward French, Vesna Herman, and George Masumian. The meeting was brought to order at 7:30 PM by Ward French. Minutes from the February 26, 2019 meeting were approved as presented.

1. **1 Gorham Island** (Applicant returning, appeared 2/26/19)

Appeared: Chris Romano

Mr. Romano asked if board members had seen the sample colors and materials that had been installed on the building. They had. He said the dark accent line around the 2nd level was removed from the design. They have also chosen to use a warmer color, a light gray beige.

Ward French asked if there were materials and colors samples, which Mr. Romano provided. He said the owners preferred the dark glass as opposed to transparent as suggested by the board.

Vesna Herman asked if it is a less reflective glass. Mr. Romano said no, the owners didn't want the tenants to lose their privacy or lose their river view by having to use shades.

George Masumian said there is a fair amount of data about bird strikes with this kind of glass and wondered if they had given it any thought. Mr. Romano said he would take the suggestion to the design team. Mr. Masumian said the new design is a great improvement over the existing building and the colors and materials are appropriate.

Vesna Herman said it looks good, even the glass.

Ward French agreed.

THE DESIGN, COLORS AND MATERIALS ARE RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

2. **690 Post Road East:** Review proposed free standing sign (Parcel ID#E09/043/000) owned by Cumberland Farms in a GBD. (Pro Sign Co. rendering dated 1/21/19; Cumberland Farms site plan 2/1/19)

Appeared: Carolyn Parker

Ms. Parker said Cumberland Farms is no longer associated with Gulf so its lollypop site sign will be replaced with the proposed gasoline price sign. The manual price sign on the front wall of the building will be removed. The Cumberland Farms wall sign will remain. The new sign is:

- Double pole pylon sign 15 ft high in concrete footings
- Internally lit LED double sided sign board 3'2" x 5 ft x 1 ft for a total of 31.7 s.f.
- Digits are 12 inches high

- The LED price sign is steady, not animated and does not flash
- Colors are red, green, navy and white
- The sign location is compliant

Ward French said the columns are rather large. Ms. Parker suggested the inner shroud might be removed to slim the columns down. Mr. French said it would still look heavy. Ms. Parker said she would check if slimming the columns would affect the electrics inside the columns.

George Masumian agreed, the inner part looks especially heavy.

Vesna Herman asked if the 15 ft height is allowed and was told yes. She agreed it was massive looking. She asked if the LED prices will be there all the time. Ms. Parker said yes, but they dim at night. She thought the proportions of the price numbers look large. She asked if there would be any owner identification on the sign. Ms. Parker said no, Cumberland Farms is on the building.

Ward French said the board could accept the sign if the pylons were no more than 12 x 12.

Board members agreed.

Mr. French said that because Ms. Parker has to travel from Massachusetts, the board could give a conditional approval with the understanding that the Planning & Zoning office will receive a drawing of the pylon poles reduced to 12" x 12".

THE SIGN DESIGN IS CONDITIONALLY RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE APPLICANT WILL REDUCE THE SUPPORT POLES TO 12" X 12" AND THAT A NEW DRAWING INDICATING THE CHANGE IS SUBMITTED TO THE PLANNING AND ZONING OFFICE (Unanimous)

- 3. 1830 Post Road East:** New convenience store, relocated gas pumps, islands, new canopy and proposed free standing sign (Parcel ID # 109/005/000) for property owned by 1830 Associates LLC, et al in a GBD. (Civil 1 Site plan 2/20/19; Mercury floor plan and elevations 2/25/19)

Appeared: Mel Barr, Planning Advisor; Mr. Zinno, Construction Mgr; Jackie Kaufman, Attorney; Michael DeVino, owner.

Mel Barr said this is a 70 year old gas station. They propose removing the building to build a more compliant convenience store, a new reoriented gasoline island and canopy with hip roof, improved curb cuts and new landscaping. They want to replicate the current 12 signs and install a new site sign 10 ft high with a 32 s.f. sign.

Mr. Zinno said the new building and canopy will be traditional with hip roofs. Materials are:

- Certainteed vinyl clapboard siding
- Cultured stone base
- White PVC columns, frieze boards and fascia
- Gray architectural roof shingles on the building and canopy

Vesna Herman asked about the rear (east) elevation roof cut. Mr. Zinno said it is for mechanicals. Ms. Herman asked if the glass is clear and was told yes, it is thermopane with white extruded aluminum frames. She asked if there are signs on the building and was told price signs. She asked if the current Mercury site sign will remain the same and was told yes.

George Masumian asked why the island canopy is taller than the current structure. Mr. Zinno said a 15 ft clearance is standard. Mr. Masumian asked if variances are required. Mr. Zinno said yes for the landscaped areas, relocation of the gas pumps and a small portion of the canopy (less than now). Signage requires a variance for the number of signs, not the square footage. Attorney Kaufman said they are reducing many nonconformities, especially for the building. The new building doesn't require any variances. Mr. Masumian asked what signs will be illuminated and was told the price sign on the building, letters on the canopy band and the free standing sign. Mr. Masumian asked why they want an additional site sign. Ms. Kaufman said to ensure it is seen coming from both directions on the Post Road. The current sign is in a state right of way and could be removed at any time.

Ward French said the PVC frieze on the building seems very large. Mr. Zinno said the rendering is out of scale. Also, there are 2 friezes, one on the gable and another on the building. Mr. French said the scale of the columns supporting the gable look skinny. Mr. Zinno said he agreed but he is having custom shrouds made for them to make them look heavier. Mr. French said the details need some work. Mr. Zinno said he would be there every day during construction to make sure things are right. Mr. French said we will need modified drawings.

Ms. Herman pointed out another discrepancy in the side elevation frieze and signs.

Mr. French said it would be helpful if the applicants came back with the changes.

Ms. Herman asked if the curb cuts remain the same. Ms. Kaufman said they have been more defined. Mr. Barr said they are smaller but farther away from Post Road/Bulkley Ave intersection.

George Masumian suggested they hold off on building the new site sign for now but provide electricals for a new sign in the future.

Board members agreed.

BOARD RECOMMENDS THE APPLICANT SHOULD RETURN WITH MODIFICATIONS TO THE FRIEZE DEMENSIONS, COLUMNS SIZE AND TREATMENT OF THE ENTRANCE GABLE AND REVISED DRAWINGS.