



Achilles Architects

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Memo

From: William A. Achilles, Jr. AIA
Company: Achilles Architects
To: Donna Douglass
Westport HDC/ARB
Town Hall, Room 108
110 Myrtle Ave
Westport, CT 06880
ddouglass@westportct.gov
Date: 1-21-2021
Re: Proposed new signage at 143 Post Rd
East, Capuli Restaurant

A new restaurant named Capuli has taken over the old Westport Pizza location at 143 Post Road East. The facility is now open and we seek VDO approval of the proposed new wall sign as the property lie within the VDO zone. The proposed sign meets the Zoning regulations and is actually smaller than the previous Westport Pizza sign.

Unfortunately there was a misunderstanding that when the new tenant received the approvals and ZCC for the restaurant they thought that the sign approval was a part of it and installed wall the sign. I did submit separate applications for the restaurant and the sign, but my clients misunderstood. That said, we seek the proper approvals and if necessary we will remove the sign if there are issues or if approval is not granted.

Attached is an application, a rendering of the proposed sign and photos of the sign in place and the previous Westport Pizza Sign . We thought no other information was necessary but can provide same if requested.

Respectfully Submitted,

WILLIAM A. ACHILLES, JR.
#6615
LICENSED ARCHITECT
STATE OF CONNECTICUT

William A. Achilles, Jr AIA
Achilles Architects

Village District Overlay (VDO) Zone Westport Center §36:

The purpose of this Village District Overlay (VDO) is to protect the distinctive character, landscape, and historic structures and development pattern within this Village District while encouraging a mixed use, walkable district that is attractive to residents, employees, and visitors. New construction or substantial rehabilitation in the Village District should be compatible with the existing character of the district and reinforce both the existing development patterns and connections to the Saugatuck River. (See copy of Westport Regulations §36-2 attached 9pgs)

JOINT COMMITTEE
Village District Overlay (VDO) Zone / Westport Center
REVIEW and RECOMMENDATION

PROPERTY ADDRESS: 143 Post Road East

OWNER OF RECORD: WESTPORT PIZZERIA TOO LLC CARMELO MIOLI Daytime Phone: (203) 919-1989

OWNER'S ADDRESS: 2 Bermuda Road, Westport, CT 06880 Email: CMIOLI@OPTONLINE.

APPLICANT'S NAME (if different): William A Achilles, Jr. AIA - Achilles Architects Daytime Phone: NET 203-259-5828

If the applicant is unable to obtain property owner's signature, please submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

APPLICANT'S ADDRESS: 498 Anson St,Bpt, CT 0660 Email: wachilles@aol.com

see attached letter

Property Owner's Signature

Legal Representative's Signature (As authorized by owner)

Required Review and Approvals for Properties Located in the VDO Zone:

- Certificate of Appropriateness (if property is located within a local historic district or designated a local historic property)
- Joint Committee Review and Recommendation of proposed design plans
- Compliance Alternative for Joint Committee Review (if applicant requests consideration of an alternative approach that satisfies the intent of the design principles but is not in compliance with design standards)
- Site Plan Approval by the Planning and Zoning Commission

Prior to Joint Committee Review and Recommendation Meeting, please submit the following: (See annual meeting calendar with submission deadlines. The Joint Committee meets the first Tuesday of the month.)

This application completed and the following required materials to Historic District Commission Office, Room108 203-341-1184.

- Seven (7) narrative description of the project, including construction details, proposed materials and how the improvements are consistent with the style or how the improvements vary, a rationale of why the variation should be, approved under Sec 36-2.2.
- Seven (7) copies of the Historic Resources Inventory Form if the property is listed; (Available in HDC Office)
- Seven (7) copies of site plan (11" x 17")
- Seven (7) copies of existing style of the building
- Seven (7) copies of scaled building plans, including existing conditions plans and proposed plans (11" x 17")
- Seven (7) complete sets of photos showing the original historic building (if applicable), include photos of the buildings to either side of the proposed project and the view from across the street. A contrasting demonstration of the existing building in current streetscape and the proposed building within context of its surroundings
- Other materials deemed appropriate by applicant to enable the Joint Committee to evaluate the design
- E-mail an electronic version of ALL your submitted materials to ddouglass@westportct.gov.

Joint Committee Recommendations to P&Z Commission are:

Joint Committee Chair's Signature: _____ Date: _____

Village District Overlay Design Principles and Standards

WESTPORT PIZZERIA TOO, LLC

Date: October 20, 2020

To: Town of Westport
Permit Issuing Departments

Re: Authorization
143 Post Road East,
Westport, CT

To Whom It May Concern,

Please be advised that this correspondence shall serve as authorization for Hector Brito or Andrea Brito of Capuli Restaurant, LLC or Bill Achilles of Achilles Architects to act as an agent on our behalf, and apply, or assist in applying for, and obtaining any and all applications and/or permits that may be required for the restaurant project at 143 Post Road East, Westport, CT 06880 including the following:

- Zoning Permit
- Building Permit / Electrical Permit
- WPCA F.O.G. Permit / Plumbing Permit
- Food Permit- Health Department
- Wine & Beer Permit & Extension
- Signage Permit
- Music Permit
- Patio Permit

If there are any questions, please feel free to contact me.

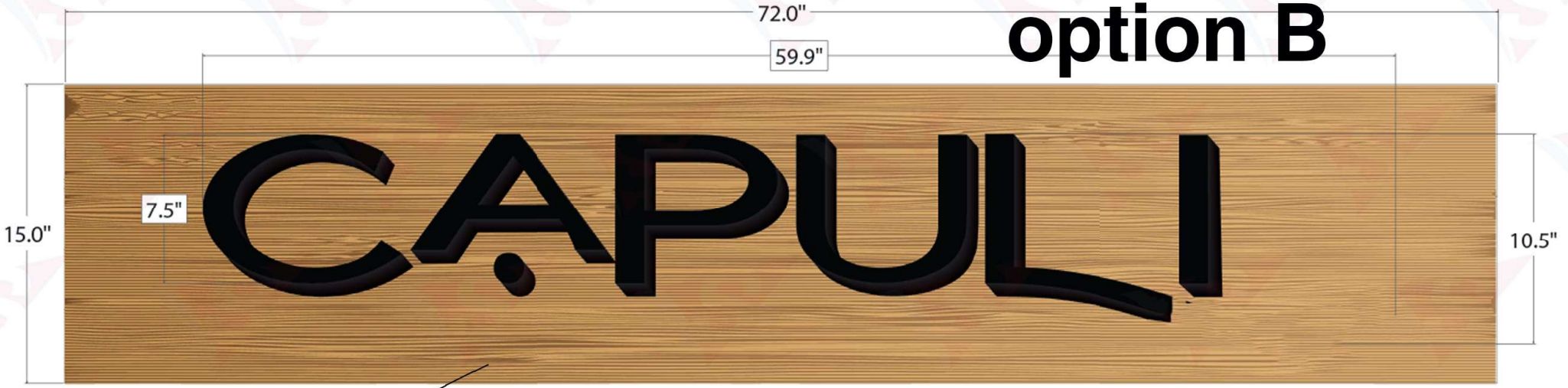
Owners Name, Signature & Contact Info



Carmelo Mioli
Tel: (203) 919-1989
cmioli@optonline.net

cc: W. Achilles

option B



wood grain laminate (typical)

reverse lit letters
(black shadow is side of letter)

SIGNAGE CALCULATIONS
 LINEAR FT OF FACADE=162"=13.5 L.F.
 ALLOWABLE SIGNAGE SF = 13.5 S.F.
 PROPOSED SIGNAGE SF = 15"X72" =
 =1080 SQ INCHES = 7.5 S.F. = OK.



PROPOSED SIGNAGE
CAPULI RESTAURANT
143 POST ROAD EAST
WESTPORT, CT
12-28-20

Proof 1 SP: sh
20-09-114

JB: xx

*This is a color rendering of the design. Please note the colors are for viewing purposes only.
 Actual colors will be slightly different from colors shown.
 Changes to design may result in additional charges.*



SignaramaTM
 35 Eagle Rd, Danbury CT • 06810

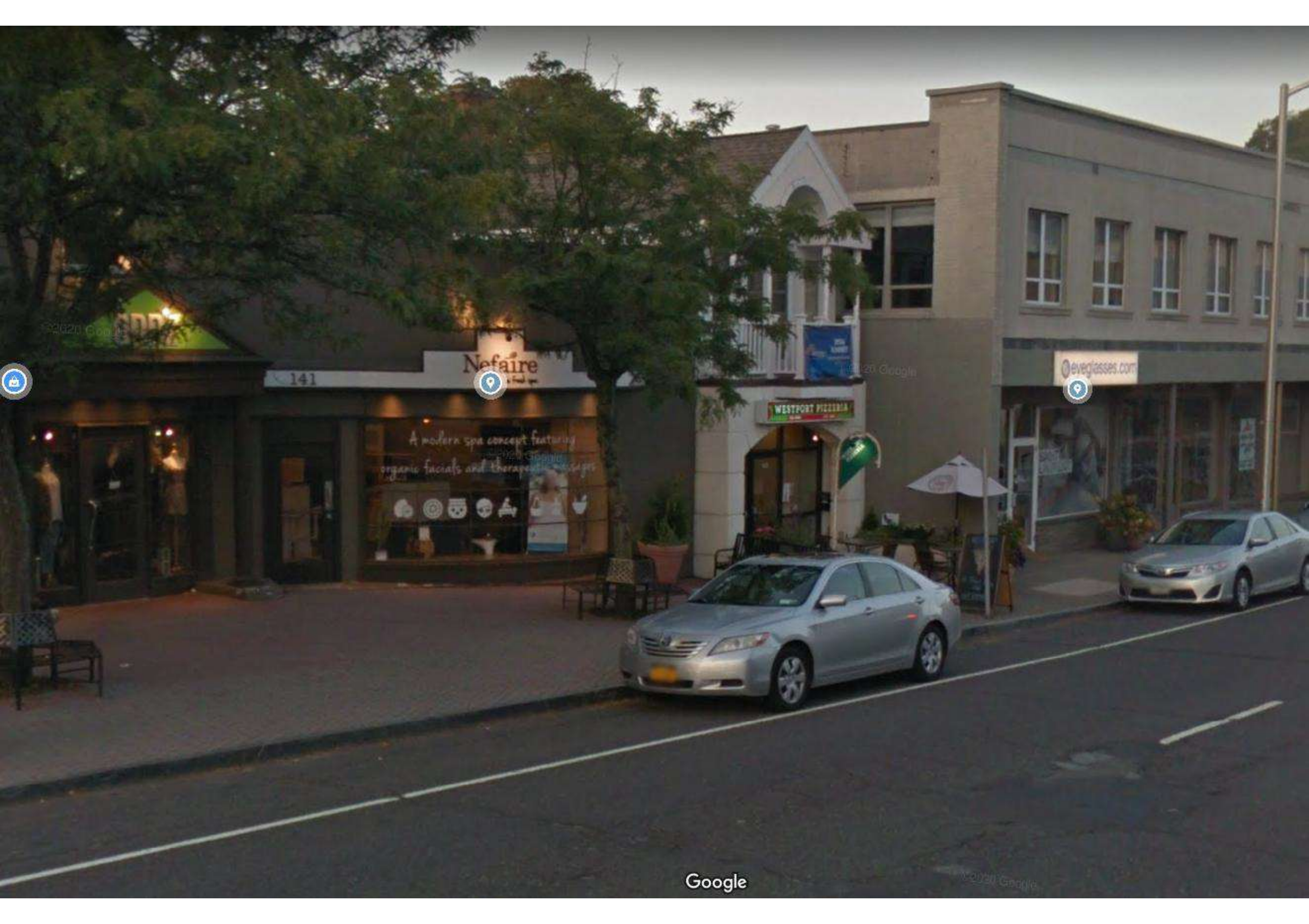
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CAPULI

143



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Nefaire

A modern spa concept featuring
organic facials and therapeutic massages

WESTPORT PIZZERIA

eveglasses.com

