

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

DRAFT MEETING MINUTES MAY 25, 2021

Members Present: Chairman Ward French, Vesna Herman, Jon Halper and David Mann.

Recording Secretary: Sally Palmer

Staff: Donna Douglass

The meeting was brought to order at 7:30 PM by Ward French via Zoom.

Minutes from the Zoom meeting of 4/27/21 were approved.

950 Post Road East: Proposed conversion of commercial property into a 14 unit residential building and proposed text change #787 to Highway Service District for property owned by EWKAI 950 Post Road East LLC. (Site Plan Redniss & Mead, dated 4/22/21; Architectural drawings Tanner & White Architects, dated 5/20/21)

Appeared: Rick Redniss, Redniss & Meade

Mr. Redniss addressed Board concerns from the prior meeting. Mr. Redniss provided a clarified rendering of the proposed residential property at the former Men's Warehouse site. He said the text change is pending.

He described the site as it exists with an entrance from the Post Road at the east front of the property with access to underground parking and an exit to the west. They will remain the same. He said parking provides more than one space per unit.

He said he has a petition from adjacent Colonial Road residents and emails from various neighbors who support the project provided there is adequate landscape screening. In addition to a proposed 3 ft high stone wall, evergreens and a planting bed, there will be a new privet hedge planted on the rear property line. The front of the building has a 2 ft stone wall with a 4 ft privacy fence and plantings.

Mr. Redniss addressed Board concerns about mail and package delivery. He identified 2 sites on the exterior east side of the parking area as large enough to accommodate a couple of trucks and mail/package storage. He said the basement, similar to the new development on the old Geiger property off of N. Morningside, has mailboxes and delivery at the rear of the underground garage. He said there are several options to work out mail and package deliveries.

Mr. Redniss said neighbors to the rear of the property had complained about a/c noise. The units will be set back into the roof line and screened with acoustical panels.

Ward French thanked Mr. Redniss for the presentation.

Vesna Herman asked if they had addressed the possibility of having operable windows. She understands that the glass doors are operable. Mr. Redniss wasn't sure but said Mr. Tananer will look into it when he does construction drawings. Mr. Redniss thought the side windows might be operable but wasn't sure. Ms. Herman said the issue is with the front windows, they feel commercial not residential, and should be brought to a residential scale.

Jon Halper had no questions. The new landscape elements appear to have dealt with the privacy issues. He was fine with the project.

ARB 5/25/21

-2-

David Mann said the resolutions made to accommodate previous issues are fine.

Ward French said the landscape privacy adjustments are appreciated. He still is not convinced about basement mailboxes but allowed that Mr. Redniss appears to have experience with delivery issues. He thanked the applicants for their cooperation and said he could support the project with the new adjustments.

Vesna Herman said she would like to see the windows made more residential and operable.

Board members agreed it is a nice project.

**THE APPLICATION WITH THE PRIVACY ADJUSTMENTS PROPOSED IS
RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)**