

## TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

### DRAFT MEETING MINUTES DECEMBER 21, 2021

Members Present: Ward French, Chairman; George Masumian, David Mann. Staff: Donna Douglass. Minutes from the October 26, 2021 meeting were approved.

1. **1505 Post Road East:** Proposed signage package (Parcel ID H09//025/000) owned by Todd Corporation, c/o Reynolds & Rowella LLP located in a GBD/A (Site plan dated 10/29/21; Sign Designs by Sign Pro for Hartford Healthcare 10/29/21)

**Appeared:** Tracy Becker, Martha Santili, Jason Laabs of Sign Pro

Mr. Laabs said the building was a former retail space that will become a medical building, housing primary care physicians and specialists for Hartford Healthcare. The building will be cleaned up and painted a light gray.

The sign package includes:

- 2 wall signs are the Hartford Healthcare logo, one each on the front (Post Road) and side (Maple Avenue) elevations, with internally lit black/day white/night channel letters and logo. The sign on the front elevation is 125.8 s.f., the second is on the Maple Ave. side and is smaller
- 6 painted aluminum awnings, 5 on the front elevation, will dress up the building front and provide shade for examination rooms. The 6<sup>th</sup> awning will provide protection for the staff entrance at the rear elevation
- A 2 sided monument sign on the Post Road is 15 s.f. per side with white background and internally lit black/day and white/night lettering and logo.
- A 2 s.f. directional sign at the Maple Avenue driveway identifies the way to the main entrance on the west elevation.
- Vinyl directional signage on the main entrance door and on the rear staff entrance door
- Signage colors are black and maroon on white
- The signage is compliant

George Masumian verified that the monument sign is internally lit. Mr. Masumian asked if the logo on the Post Road building sign actually sits on top the building's banding detail as depicted. Mr. Becker said he believes it does. Mr. Masumian suggested they reduce the size of the sign so that it fits below the banding.

David Mann asked for a review of the monument sign. Mr. Becker said it sits 15 feet back from the Post Road. They were not sure how well the front wall sign would be seen by drivers so the monument sign will be an identifier. Mr. Mann wondered if with signs on the front and side of the building, the monument wasn't actually redundant. Mr. Becker said they all have the same function, visibility. Mr. Mann asked how the illuminated letters on the white background of the signs would be visible at night. Mr. Becker said that the white background is painted white aluminum, the letters and the logo push through the sign and glow white at night.

Ward French said he thought the signage was appropriate and looks nice.

David Mann said he agreed in general. He liked the black and white day/night lights but the logo on the cornice is problematic. He also felt some of the signage was redundant.

George Masumian agreed about the redundancy but didn't feel strongly enough to oppose it. The graphics are nice and, overall, it is a good job.

Mr. French said that, with attention to correcting the logo falling into the banding, the signage could be approved.

**THE SIGN DESIGNS ARE RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE LOGO IN THE BUILDING'S BANDING ON THE FRONT ELEVATION WILL BE ADDRESSED.** (Unanimous)

2. **33 Riverside Avenue:** Proposed exterior balcony at 33 Riverside Ave. (Parcel ID #C09//120/000) Submitted by Rick Constantini, FLB Law for property owned by Abbey Road Riverside, LLC, c/o Bayberry Property Management, LLC located in a GBD (Site Plan by ALTA/ACSM Land Title Survey 9/2/05; building design Locus Design 11/10/21)

**Appeared:** Rick Constantini and Christine Corrie, Architect

Mr. Constantini said the town will now allow exterior balconies on the river side of buildings on Saugatuck Avenue. The proposal is for a 360 sq. ft. balcony, 36 x 10 ft at the center of the building's first floor above grade.

Ms. Corrie said the balcony will have a minimal presence and will tie into the façade. It will be clad in aluminum to match the building; the railings will be minimal and will tie into the building. 6 glass paneled bifolding doors will open it up to the interior. Some exterior panels will be removed to attach it to the building. It is supported by a pedestal system over a sloped slab. The balcony will be the same color as the building, the bifold doors have a black frame, the balcony surface is porcelain pavers, the railing is butt joint glass panels and there is a thin light fixture above the doors.

George Masumian, referring to detail 4 of the side elevation, asked if there is space under the bottom of the rail or is it up against the pavers. Ms. Corrie said they are proposing a pedestal system with drainage underneath. Mr. Masumian asked how they would eliminate snow. Ms. Corrie said possibly with a heat mat.

David Mann said the rendering of the building elevation is not showing the structural support. Ms. Corrie said correct, but it is shown in the details. It will match the building's color.

George Masumian clarified that there are 6 glass panels in the door.

Ward French thanked the applicants for the clear proposal. The minimal design details don't take away from the building but enhance it.

George Masumian agreed and said he supported the design.

David Mann said it is complimentary and elegant.

**THE BALCONY DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED**  
(Unanimous)

3. **379 Post Road East:** Proposed changes to existing tenant storefront to relocate entry door at 385-387 Post Road East (Parcel ID #D09//151/000) for Property owned by Westbrook Inc., c/o Torrey Brooks located in a GBD (Site Plan GR Engineering, LLC 10/29/21; Design by Franchisee Cain Management Inc)

**Appeared:** Bill Achilles, Architect

Mr. Achilles said Dunkin Donuts will be moving from its current location into 2 store fronts combined into one to the left of CVS at the Compo Shopping Center. The storefront will be reworked and a single entrance door created to the left of the store front. The work will be done with the same materials and in the same style as the current.

Ward French said it is pretty straight forward.

David Mann said he had no questions.

George Masumian verified that there was no signage to discuss at this point and said he had no questions.

**THE PROPOSED STORE FRONT DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED** (Unanimous)

4. **6 Maple Ave South:** Proposed free standing sign (Parcel ID #H09//014/000) submitted by Sebastian Bonilla for property owned by Edilma Bonilla located in a GBD/A. (Sign design by Applicant, undated)

**Appeared:** Sebastian Bonilla

Mr. Bonilla said the monument sign is the exact same size in the same location as the current sign.

- Sign board is 48 inches high by 58 inches wide and is ½ inch PVC
- Sign posts are 74 inch tall PVC wrapped wood with a cap
- Colors are white with red and black graphics

Ward French verified that the sign is the same size in the same location and is a pre existing, nonconforming sign.

George Masumian asked if there would be any lighting. Mr. Bonilla said there would probably solar ground up lights, there is no internal lighting. Mr. Masumian verified that the sign is PVC with painted graphics.

David Mann said the graphics are crowded and busy and may be difficult to read. He suggested simplifying the information, using more white space and a consistent font style.

George Masumian agreed that the graphics need to be simplified by removing some of the information and correcting the spelling of Maple Avenue. Mr. Bonilla agreed.

Ward French said the board could approve the application with the understanding that the graphics will be simplified and cleaned up. Mr. Bonilla agreed.

**SIGN APPLICATION IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE GRAPHICS WILL BE SIMPLIFIED AND CORRECTED (Unanimous)**

Sally Palmer, Recording Secretary