

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

DRAFT MEETING MINUTES JANUARY 25, 2022

Members Present: Ward French, Chairman; Jon Halper, David Mann, Vesna Herman. Staff: Donna Douglas. Minutes from the December 21, 2021 meeting were approved.

1. **1076 Post Road East:** Review proposed signage at 1076 Post Road East (Parcel ID# F09//050/000) submitted by Gary Potts for property owned by Post Plaza LLC in an HSD Zone. (Site plan Atlas 1/4/22; Sign design Atlas 1/4/22; Site views provided by Elizabeth & Mitchell Higgins, 3A Iris Lane)

Appeared: Gary Potts for Professional Permits representing Amazon and Atlas Sign Holdings

Mr. Potts said the sign is a wall sign over the entrance to Amazon Fresh, a grocery store. It is 73.14 square feet and requires ZBA approval. The sign consists of individually lit channel letters saying Amazon Fresh with the “smile” logo under. There is just the one sign, identifying the entrance, and a spot on the common sign monument on the Post Road. He described the sign:

- Approximately 8 ft tall by approximately 9 ft wide
- Individually lit channel letters and logo
- Amazon letters are white, Fresh and the smile logo are green

Vesna Herman verified the colors and asked if it is national sign scheme and was told yes. She verified that the variance is needed for the sign’s height.

David Mann asked about the site plan. Mr. Potts said it is a truncated version. Mr. Mann asked if there are renderings of the sign from the Post Road and was told no.

Jon Halper had no questions.

Ward French said members of the public had asked to speak. Elizabeth and Mitchell Higgins of 3A Iris Lane identified themselves.

Mr. Higgins said the sign does not face the Post Road, it faces west to Church Street South. Their property is to the south at the side of parking for the Post Plaza mall. The sign will be visible from their kitchen and the 2nd and 3rd floors. Mrs. Higgins said the previous tenants, Barnes & Noble, had a smaller, less bright sign. The height and illumination are the problem.

Mr. Potts said he doesn’t have the lumen output for this sign but one he just did in Pennsylvania was much larger and there was only a 97 ft output from the radius of the lights. The sign lights are only on from 7 am to 10 pm.

Mrs. Mitchell asked if the sign has to be as high as it is. Mr. Potts said it is only 2.9 ft above what is normally allowed. Mr. Mitchell said if you want it to be seen from the Post Road, why not move it closer to the Post Road. Mr. Potts said the goal is for it to be seen above the entrance.

Attorney Fred Lott, who was also observing the meeting, said because it is an older development, there is no buffer, as is required now, between the commercial and residential. Mrs. Mitchell said the street lighting is also taller than before. Ward French asked if the new street lighting is installed. Mrs. Mitchell said the poles are in and are substantially taller than before but the lights have not been installed. Before, they arched down so the light wasn't seen.

Mr. French asked Mr. Potts if this had been approved by Planning and Zoning. Mr. Potts said he was only concerned with signage and not privy to that information. Mr. French said the ARB is only concerned with the signage and suggested that the Mitchells take up street lighting with the P & Z. He asked if there were additional comments from the public. There were none.

David Mann asked Mr. Potts if they had considered linear signage as opposed to the stacked, or any other approaches since the size and height are above regulations. Mr. Potts said no, as far as he knew there were no other versions of the sign.

Vesna Herman said from a design point of view, it is an attractive logo. Since it is only 2 feet above allowed height, could you bring it down? Mr. Potts said it would make the logo less visible. Ms. Herman said you will not lose any impact from the parking lot and it will be less visible to the residences. She suggested he should take it into consideration. Mr. Potts said he would take it back to the client but felt the candle production would not be a nuisance. Ms. Herman said the building is very horizontal, there is an option to develop a more horizontal sign. But overall, it is a handsome design.

Jon Halper said, regarding the Mitchell's concerns, he wondered if there was a point on the façade where the light becomes not so visible. Mrs. Mitchell said the problem is the height and illumination, Barnes & Noble was discreet, it did not project light. She did not think moving it away from the house would help. Mr. Halper said the sign is an attractive design and actually modest for the size of the façade. But he does understand the neighbor's issue and also thought a linear sign might mitigate problems for the neighbors.

Ward French said a business is allowed to have an appropriate sign, and it has to be in balance with the needs of its neighbors. We can only weigh in on the aesthetics of this sign.

David Mann agreed the design is attractive but not the only solution. He had found a linear Amazon sign design in the UK. He did not feel it was unreasonable to ask for an architecturally appropriate sign.

Ward French said the board seems to feel the sign is not appropriate as proposed and asked the applicant to return with another solution for the design.

THE APPLICANT WAS ASKED TO RETURN WITH A MORE LINEAR SIGN DESIGN
(Herman, Halper and Mann Yes, French No)

2. **1680 Post Road East:** Review proposed removal of existing wood siding, cleaning, repairing and repainting of existing CMU block at 1680 Post Road East (Parcel ID

3. #H09//173/000) submitted by Eric Bernheim, FLB Law, for property owned by 1480 Post Road East LLC, c/o Little Branch Inc, located in a GBD

Appeared: Will Krause, Architect

Mr. Krause said proposed renovations had been submitted but still haven't been completely decided. Tonight he just wanted to discuss the removal of the awnings and wood siding that is on 2 sides of the building down to the cement block. They know that the block will require repairs and want to see what it will entail. The CMU will be painted 2 colors, Yosemite Blue up to 42 inches off the ground and Cotton Ball White above. They will return to the board with other items and signage.

Ward French thanked Mr. Krause.

Vesna Herman asked if the openings would stay the same. Mr. Krause said 2 small doors on the north elevation will be infilled and a new door opened on the back of the building. The main façade stays the same. Ms. Herman verified that the signs depicted would not be discussed at this time.

Jon Halper asked if there are proposing any more landscaping. Mr. Krause said yes, they will upgrade the parking and add some landscaping, including plantings along the east property line. Mr. Halper asked how much more green would be added. Mr. Krause said none now but it will be added. They want to create less impervious coverage.

David Mann asked if they know the condition of the block under the siding. Mr. Krause said no, but they will repair or replace anything that is needed. Exposed block on 2 sides of the building is in pretty good shape. Mr. Mann said he was concerned that there could be attachment holes and other disrepair. Mr. Krause said they will be patching as necessary. The paint proposed is special for CMU. Mr. Mann said there was a discrepancy in the heights in the renderings. Mr. Krause said the heights are correct on the elevations, the color on the renderings.

Ward French said it is the creative reuse of a gas station. He liked it but felt there might be too much signage and recommended taking some of it away.

Jon Halper agreed and said it looks like a fun place.

Vesna Herman said it is simple and appropriate. The new parking will be better and she agreed they should be careful with the amount of signage.

Ward French said the board appears to appreciate the design so far and we look forward to seeing it when you come back.

THE BUILDING DESIGN IS APPROVED AS FAR AS IT HAS GONE. THE ARB WILL GIVE A FINAL RECOMMENDATION WHEN THE APPLICANT RETURNS.

(Unanimous)

4. Discussion with the Westport Bus Shelter Working Group regarding bus shelter for riders using the Coastal Link Bus Service on the Post Road in Westport. Comment offered at the meeting will be considered in anticipation of further zoning review and approvals.

Appeared: Jennifer Johnson, Pippa Bell Adler, Melissa Kane, Attorney Larry Weisman

Jennifer Johnson said they wanted to bring the ARB into the conversation about bus shelters on the Post Road. The State is involved and has been very cooperative as it is encouraging the use of more public transportation.

Pippa Bell Adler said they are concerned citizens who are members of various Westport boards and commissions. The state and local municipalities want to provide shelters along the coastal link. The route through Westport on Rt 1 is 5 miles long and there is only one shelter, at Stop and Shop.

Melissa Kane said she was the former chair of the Downtown master plan. It is important to expand public transportation and encourage people to take advantage of buses. They are evolving to electric power and there is one electric bus on the route in service now. More people need to use them and there is a need for broad base support. Ideally shelters should be provided every ¼ mile. We have identified 8 possible segments with east and west bound shelters in each segment. There is funding for 4 – 6 shelters. Norwalk Transit also has to approve shelter locations.

Jennifer Johnson said, over all, there is a need for 8 – 10 shelters. From 4-6 property owners are on board. There are location issues, regulatory issues with the state, w local zoning and state regulations. There are maintenance and legal issues, ADA requirements.

Ms. Johnson provided an illustration of an 8 ft x 14 ft black metal shelter with a barrel vaulted roof on a 10 ft x 15 ft concrete pad. They will need to be smaller down town. There should be solar lighting and benches. Hopefully, it can all come together.

Ward French said the shelter design is as clean as it can be. The ARB has seen a number of designs through the years. Does this have DOT approval? Ms. Johnson said the state is being very cooperative as it is interested in promoting public transportation.

Attorney Larry Weisman said we need encroachment approval from the state. We are working with them so as not to do this piecemeal. Now we need property owners approval.

Melissa Kane said we want continuity using state designs in ARPA shelters.

Attorney Weisman said town regulations prohibit advertising in shelters, which is how some municipalities pay for maintenance. Also, we are looking at solar sheeting on the roofs and are figuring out the costs.

Ward French asked if there was a particular resolution you need from the ARB or general support.

Attorney Weisman said general support and design approval.

Jon Halper said he had no questions and definitely supports the project.

Vesna Herman agreed. She suggested they keep the shelters as transparent as possible, it is a safety issue.

David Mann was glad they are studying the solar solution, panels are an eyesore. Mr. Weisman said they are talking to the solar sheeting manufacturers who are helping price things out. Ms. Johnson said they are working with Duoguard.

Mr. Mann asked about digital readouts of bus schedules in the shelters. Ms. Johnson said the state needs to move to a single information system. Every bus system has its own, on the Coastal Link Norwalk, Fairfield and Milford each have their own systems. It needs to be a single LED screen. Mr. Mann asked how it would be integrated with the design. Ms. Johnson said it's just a box. We want the state fund one information system.

Ms. Adler said the solar sheeting company is from Canada so it has cold weather experience.

Ward French said we are very supportive of your efforts. When you solidify the components, let us know. Board members agreed.

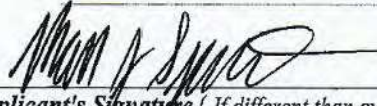
ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- SPECIAL PERMIT USE**
- SIGNAGE**

Submission Date: 2/11/2022

1. Property Address 1680 Post Road East, Westport, CT
(As listed in the Assessor's records)
2. Property PID# 170911731000 Zoning District: GBD
3. Owner's Name: 1480 Post Road East LLC Daytime Tel #: 203-333-0206
Owner's Address: 323 North Avenue, Bridgeport, CT E-mail: leonard@dinaradent.com
4. Agent's Name *(if different)*: Matthias Sportini, FLB Law Daytime Tel #: 203-635-2200
Agent's Address: 315 Post Road West, Westport, CT E-mail: sportini@flb.law
5. Zoning Board of Appeals Case # *(if any)* _____
6. Existing Uses of property: Retail
7. Reason for this Request: The applicant seeks to use the existing building as a Restaurant.
The Applicant intends to add a canopy off the exterior of the building to cover an
outdoor dining area.



Applicant's Signature (If different than owner)

Owner's Signature (If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)

Architectural Review Board Recommendation:

Chair's Signature: _____ Date: _____

RECEIVED
FEB 11 2022
HISTORIC DISTRICT COMMISSION

Via In-Hand Delivery

February 11, 2022

Architectural Review Board
Town of Westport
110 Myrtle Avenue
Westport, CT 06880

Re: Proposed Restaurant at 1680 Post Road East, Westport, CT

Dear Architectural Review Board,

Please find enclosed the following items regarding the above-referenced site plan application:

1. Application form;
2. Owner Authorization Letter
3. Existing Conditions Survey;
4. Engineer Site Plans;
5. Architectural Building Plans; and
6. Renderings.

Should you or your team require anything further, please do not hesitate to contact me.

Best,



Matthias J. Sportini, Esq.

Enc.





PETER DINARDO
E N T E R P R I S E S

January 4, 2022

Re: 1680 Post Road East, Westport, Connecticut

To Whom It May Concern:

As the owner of 1680 Post Road East, Westport, Connecticut, this letter is to advise you that 1480 Post Road East LLC a/k/a East Post, LLC hereby consents to the preparation, filing and presentation of any and all zoning, land use, or other applications seeking approvals for 1680 Post Road East, Westport, Connecticut, by the law firm of FLB Law, PLLC.

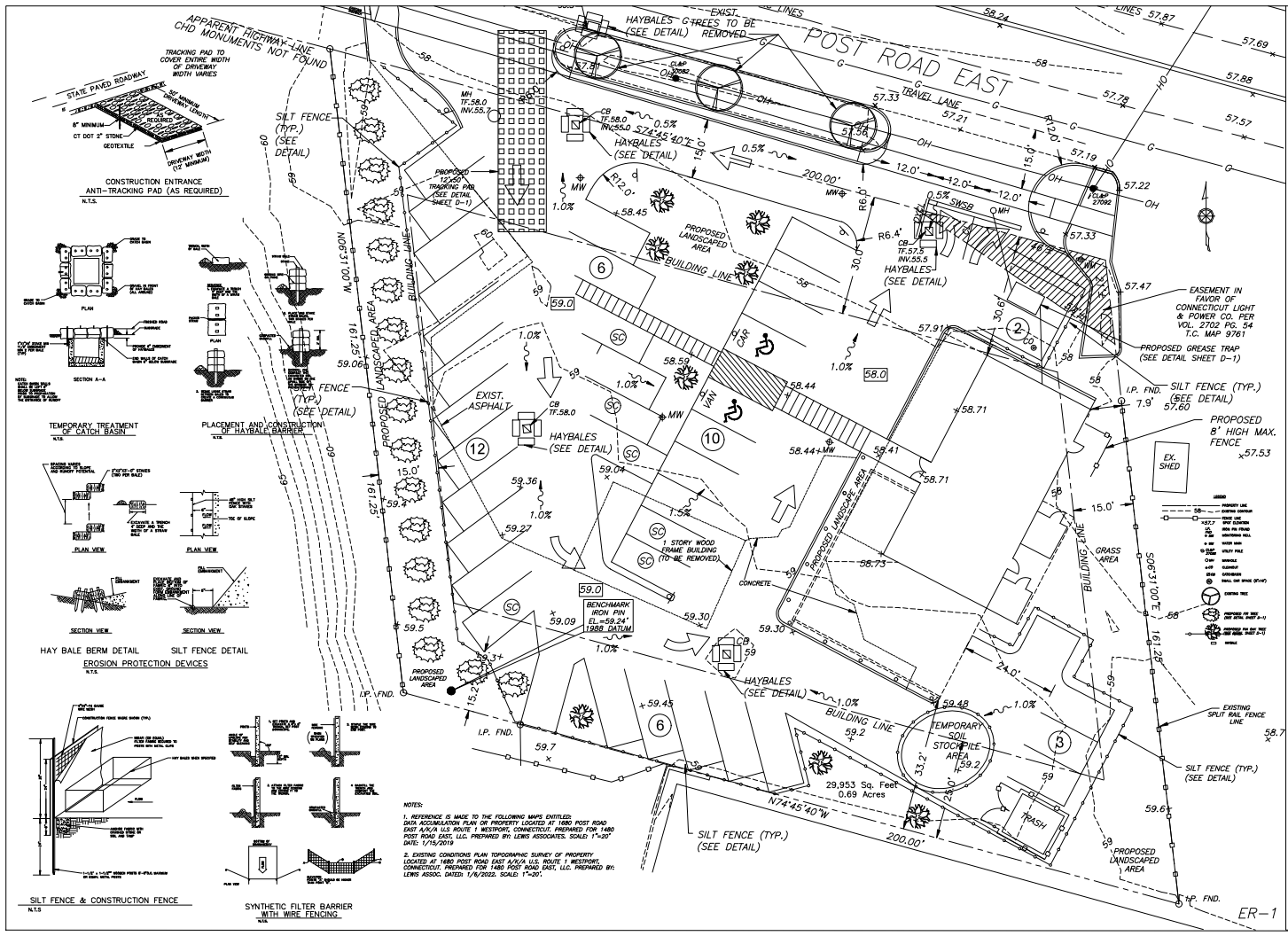
Should you have any questions, please do not hesitate to contact me.

Sincerely,

1480 POST ROAD EAST LLC a/k/a East Post, LLC

By: Little Branch, Inc.
Its Manager

By: 
Leonard DiNardo, its Vice President



NOTES:
 1. REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:
 DATA ACQUISITION PLAN OF PROPERTY LOCATED AT 1680 POST ROAD EAST AS/VA U.S. ROUTE 1 WESTPORT, CONNECTICUT. PREPARED FOR 1480 POST ROAD EAST, LLC. PREPARED BY LEWIS ASSOCIATES. SCALE: 1"=20' DATE: 12/15/2019
 2. EXISTING CONDITIONS PLAN TOPONAMING SURVEY OF PROPERTY LOCATED AT 1680 POST ROAD EAST AS/VA U.S. ROUTE 1 WESTPORT, CONNECTICUT. PREPARED FOR 1480 POST ROAD EAST, LLC. PREPARED BY LEWIS ASSOC. DATED: 1/4/2020. SCALE: 1"=40'

SEDIMENTATION & EROSION CONTROL PLAN & DETAILS
 APPLICANT: TACOMBI, OWNER: 1480 POST ROAD EAST LLC.
 1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT
WALDO & ASSOCIATES LLC
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 88 State St., Guilford, Conn. 06437 Phone 803 453 4386

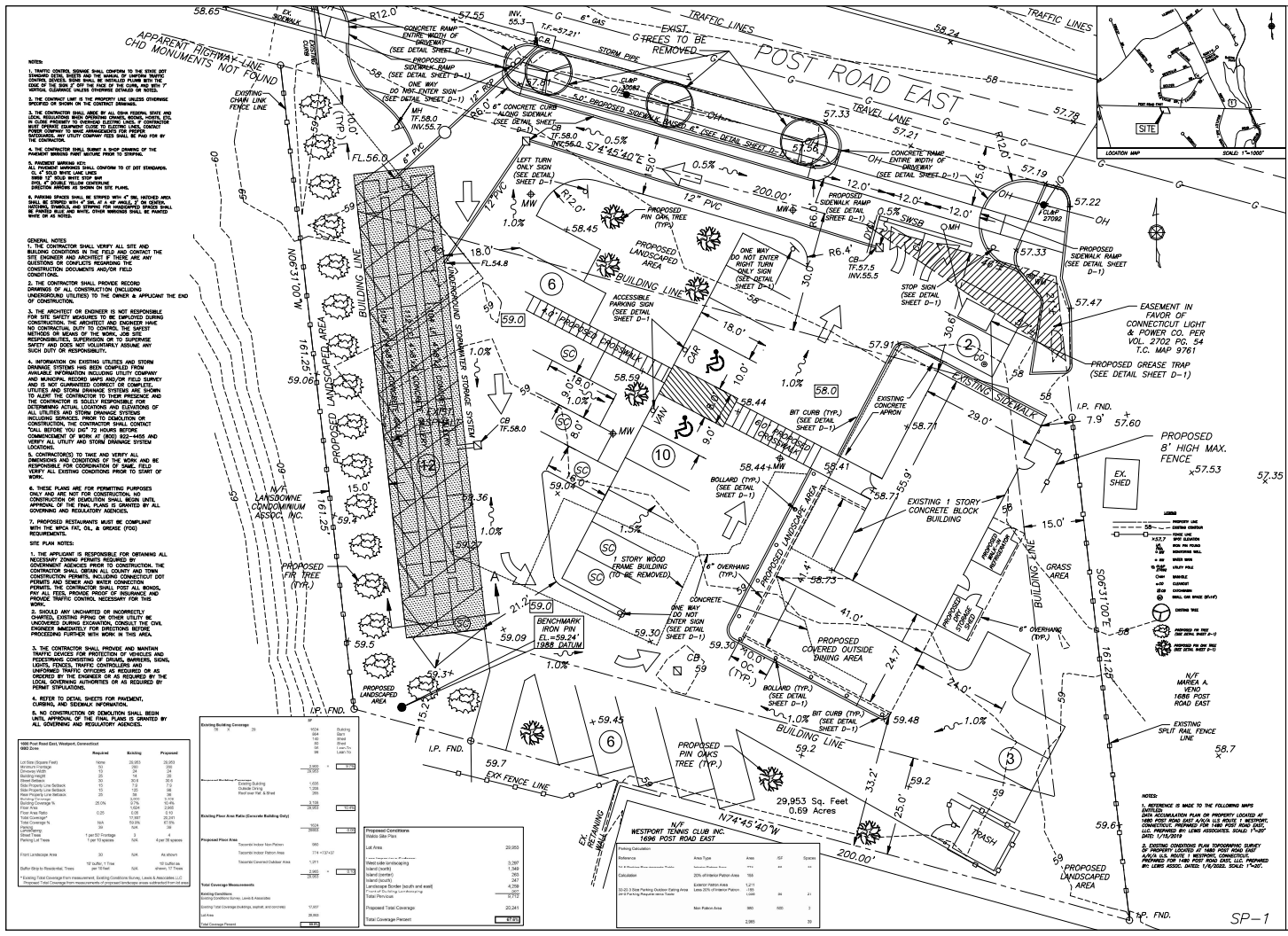
Scale: 1"=10'
 Date: JAN. 5, 2022
 Revised: JAN. 10, 2022
 Drawn: FEB. 8, 2022
 Checked: RES
 Plot No. #
 Drawn: MK
 Scale: 1"=10'
 Date: JAN. 5, 2022
 Revised: JAN. 10, 2022
 Drawn: FEB. 8, 2022
 Checked: RES
 Plot No. #
 Drawn: MK



SITE PLAN APPLICANT: TACOMBI, OWNER: 1480 POST ROAD EAST LLC.
 1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT

WALDO & ASSOCIATES LLC
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 88 State St., Guilford, Conn. 06437
 Phone 803 453 4388

Scale: 1"=10'
 Date: JAN 15, 2022
 Project: 1480 POST ROAD EAST
 Drawing: SP-1
 Checked: RES
 Drawn: MK



- NOTES**
1. THE CONTRACTOR SHALL VERIFY ALL SIZE AND BUILDING CONDITIONS AS SHOWN ON THIS PLAN AND CONTACT THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OR QUESTIONS REGARDING THE PLAN OR FIELD CONDITIONS ARE ENCOUNTERED.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICANT AND AGENCIES.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICANT AND AGENCIES.

Summary of Construction Costs

Item	Quantity	Unit Price	Total Cost
Excavation	100	\$100	\$10,000
Foundation	200	\$200	\$40,000
Structural Steel	500	\$500	\$250,000
Roofing	1000	\$100	\$100,000
Interior Finishes	1000	\$100	\$100,000
Exterior Finishes	1000	\$100	\$100,000
Site Work	1000	\$100	\$100,000
Utilities	1000	\$100	\$100,000
Permits	1000	\$100	\$100,000
Professional Fees	1000	\$100	\$100,000
Contingency	1000	\$100	\$100,000
Total			\$1,000,000

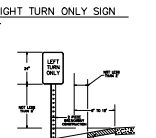
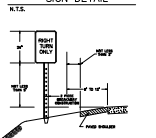
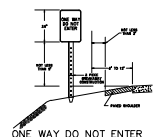
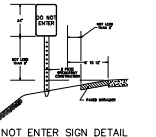
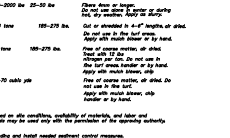
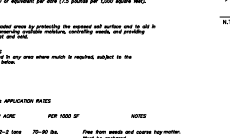
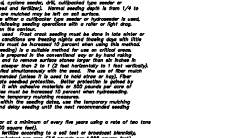
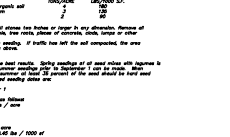
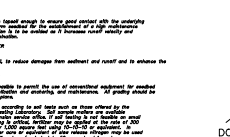
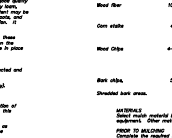
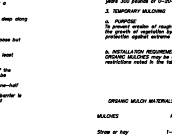
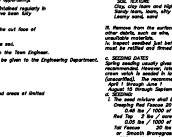
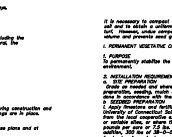
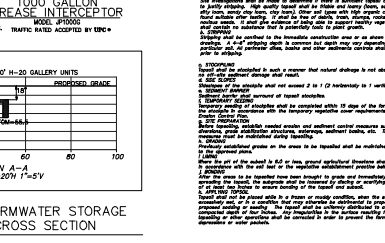
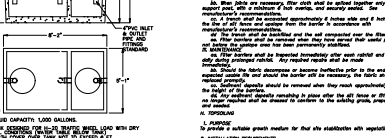
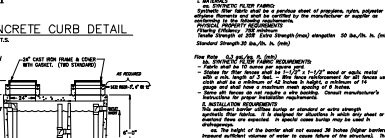
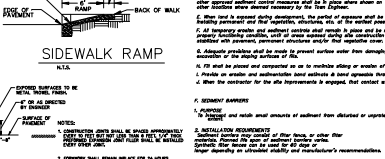
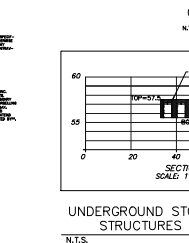
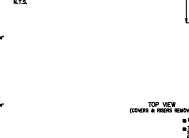
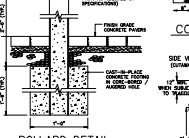
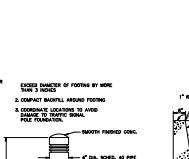
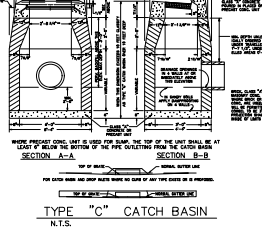
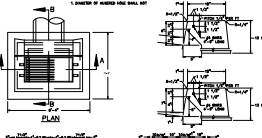
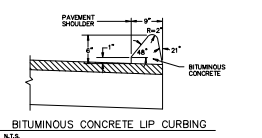
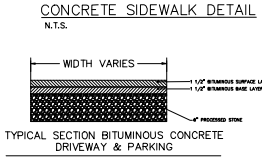
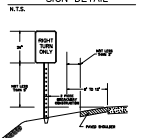
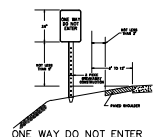
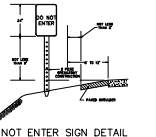
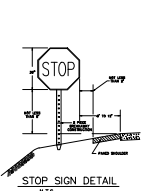
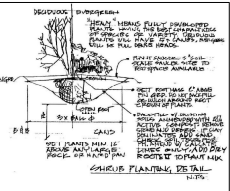
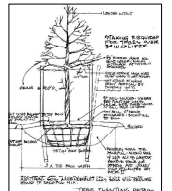
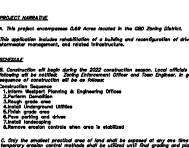
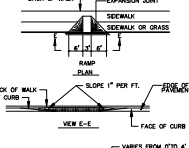
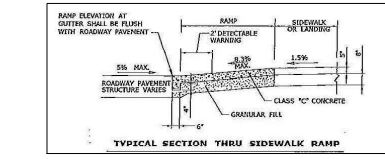
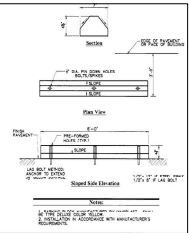
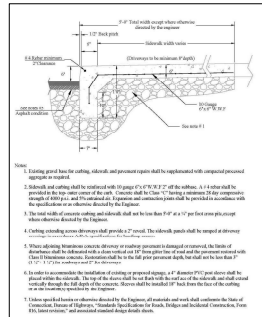


DETAIL SHEET PREPARED FOR (TACOMB) 1480 POST ROAD EAST LLC.

1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT
WALDO & ASSOCIATES LLC
PROFESSIONAL ENGINEERS & LAND SURVEYORS
89 State St., Guilford, Conn. 06437 Phone 830 435 4380

Scale: AS NOTED
Date: JAN. 5, 2022
Revised: JAN. 10, 2022
Rev. No. 0222

Sheet # 4411
Drawn: MKC
Checked: RES



CONCRETE SIDEWALK DETAIL
N.T.S.

TYPICAL SECTION THRU SIDEWALK RAMP
N.T.S.

RAMP ELEVATION AT GUTTER SHALL BE FINISH WITH ROADWAY PAVEMENT
TYPICAL SECTION THRU SIDEWALK RAMP
N.T.S.

STOP SIGN DETAIL
N.T.S.

DO NOT ENTER SIGN DETAIL
N.T.S.

ONE WAY DO NOT ENTER SIGN DETAIL
N.T.S.

TYPICAL SECTION BITUMINOUS CONCRETE DRIVEWAY & PARKING
N.T.S.

BITUMINOUS CONCRETE LIP CURBING
N.T.S.

BOLLARD DETAIL
N.T.S.

1000 GALLON GREASE INTERCEPTOR
N.T.S. (SCALE: 1"=20" H=20')

UNDERGROUND STORMWATER STORAGE STRUCTURES CROSS SECTION
N.T.S.

ACCESSIBLE PARKING SIGN
N.T.S.

WIDTH VARIES
TYPICAL SECTION BITUMINOUS CONCRETE DRIVEWAY & PARKING
N.T.S.

CONCRETE CURB DETAIL
N.T.S.

SIDEWALK RAMP
N.T.S.

STOP SIGN DETAIL
N.T.S.

DO NOT ENTER SIGN DETAIL
N.T.S.

ONE WAY DO NOT ENTER SIGN DETAIL
N.T.S.

BITUMINOUS CONCRETE LIP CURBING
N.T.S.

BOLLARD DETAIL
N.T.S.

1000 GALLON GREASE INTERCEPTOR
N.T.S. (SCALE: 1"=20" H=20')

UNDERGROUND STORMWATER STORAGE STRUCTURES CROSS SECTION
N.T.S.

LEFT TURN ONLY SIGN
N.T.S.

ACCESSIBLE PARKING SIGN
N.T.S.

CONCRETE SIDEWALK DETAIL
N.T.S.

TYPICAL SECTION THRU SIDEWALK RAMP
N.T.S.

RAMP ELEVATION AT GUTTER SHALL BE FINISH WITH ROADWAY PAVEMENT
TYPICAL SECTION THRU SIDEWALK RAMP
N.T.S.

STOP SIGN DETAIL
N.T.S.

DO NOT ENTER SIGN DETAIL
N.T.S.

ONE WAY DO NOT ENTER SIGN DETAIL
N.T.S.

TYPICAL SECTION BITUMINOUS CONCRETE DRIVEWAY & PARKING
N.T.S.

BITUMINOUS CONCRETE LIP CURBING
N.T.S.

BOLLARD DETAIL
N.T.S.

1000 GALLON GREASE INTERCEPTOR
N.T.S. (SCALE: 1"=20" H=20')

UNDERGROUND STORMWATER STORAGE STRUCTURES CROSS SECTION
N.T.S.

ACCESSIBLE PARKING SIGN
N.T.S.



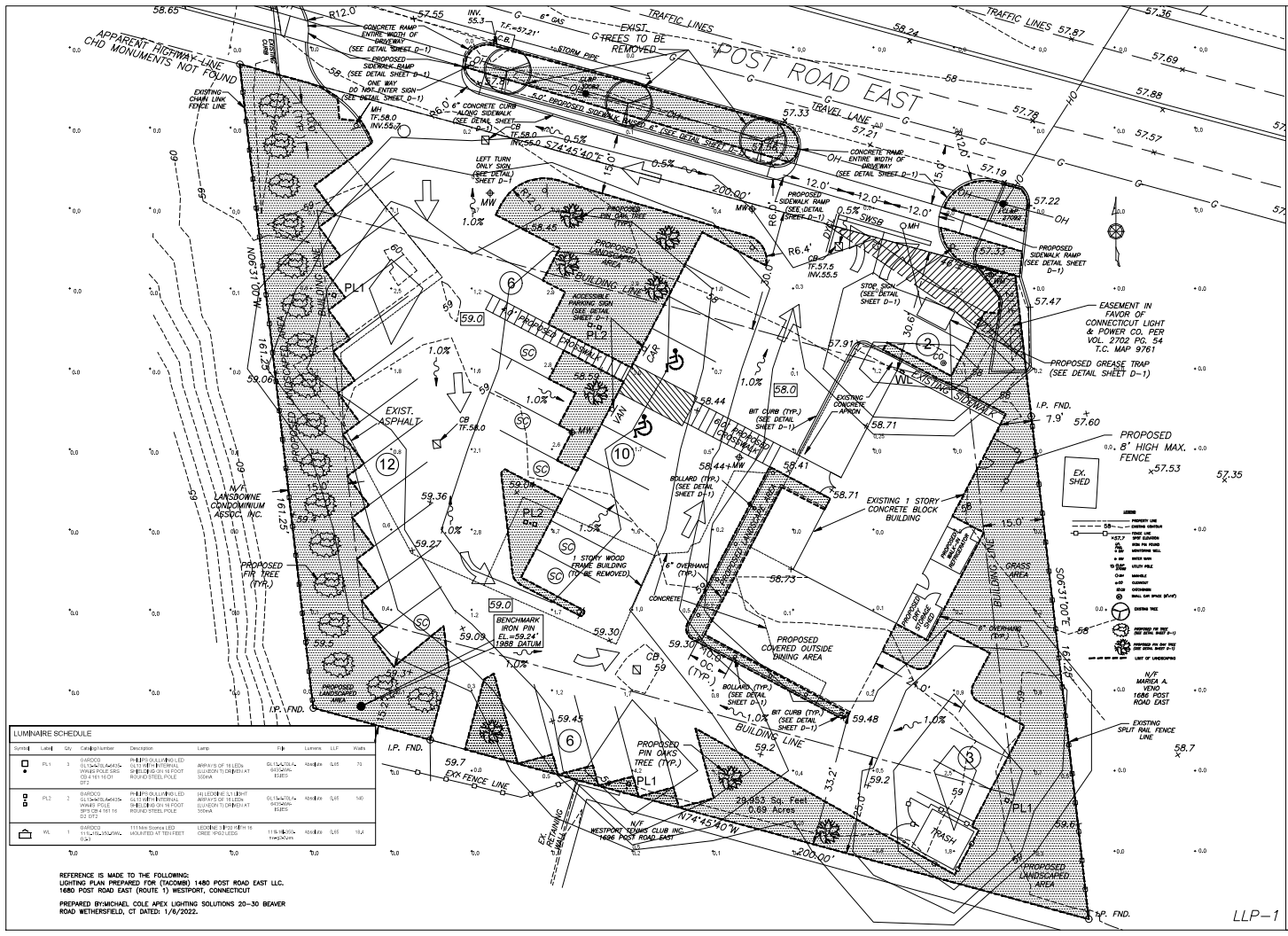
LIGHTING & PRELIMINARY LANDSCAPE PLAN PREPARED FOR (TACOMB) 1480 POST ROAD EAST LLC.

1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT

WALDO & ASSOCIATES LLC

PROFESSIONAL ENGINEERS & LAND SURVEYORS
89 State St., Guilford, Conn. 06437 Phone 803 433 4388

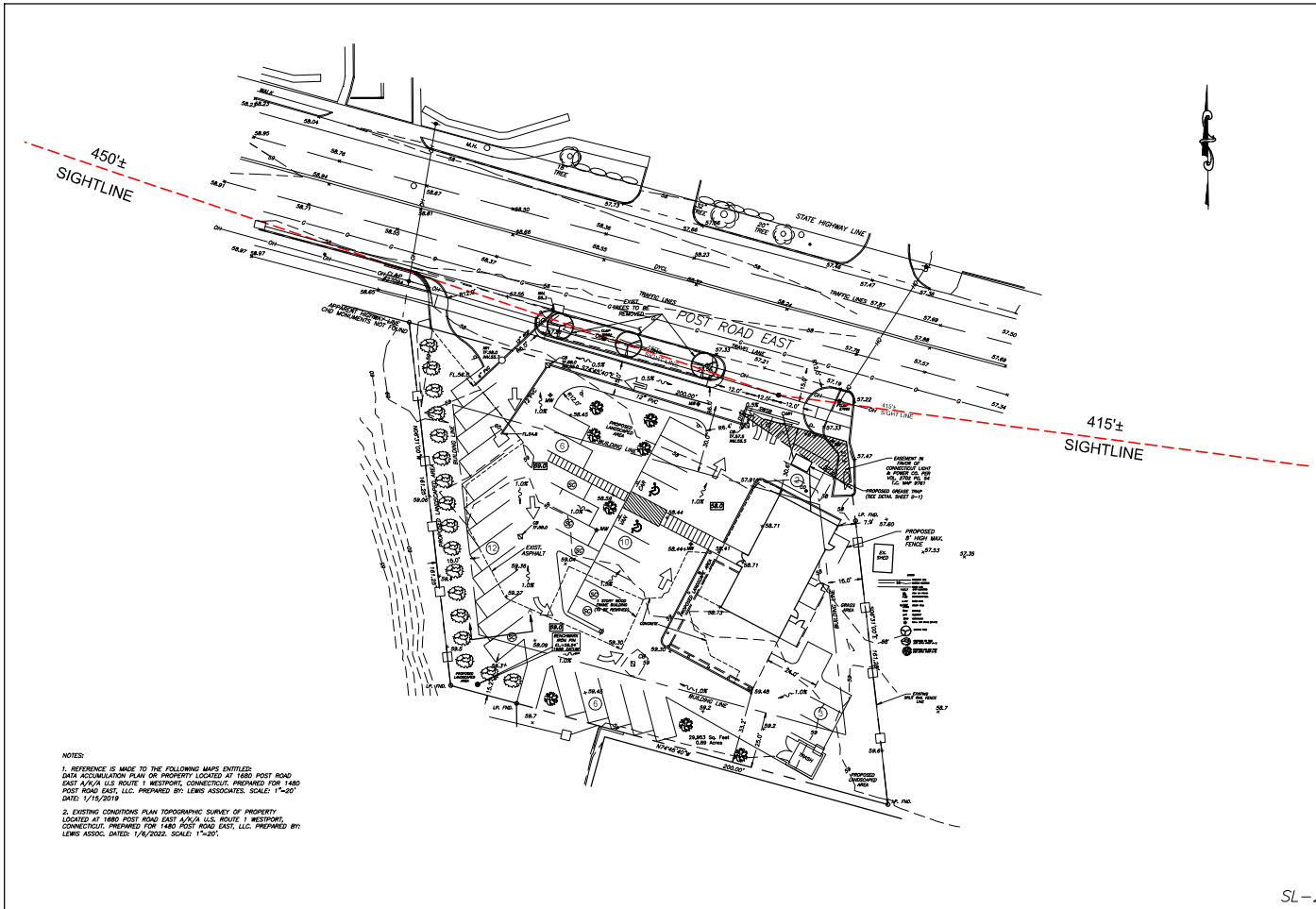
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 Date: JAN 9, 2022
 Revised: JAN 10, 2022
 Staff Comments: STAFF COMMENTS
 Date: FEB 2, 2022
 Drawn: MK
 Checked: RES
 Plot No. #
 Drawn #
 Checked #



Symbol	Code	Category	Description	Lot	Lot Area	Lot %	Notes
□	PL-1	LANDSCAPE	PLANTING SCHEDULED				
□	PL-2	LANDSCAPE	PLANTING SCHEDULED				
□	PL-3	LANDSCAPE	PLANTING SCHEDULED				
□	PL-4	LANDSCAPE	PLANTING SCHEDULED				
□	PL-5	LANDSCAPE	PLANTING SCHEDULED				
□	PL-6	LANDSCAPE	PLANTING SCHEDULED				
□	PL-7	LANDSCAPE	PLANTING SCHEDULED				
□	PL-8	LANDSCAPE	PLANTING SCHEDULED				
□	PL-9	LANDSCAPE	PLANTING SCHEDULED				
□	PL-10	LANDSCAPE	PLANTING SCHEDULED				
□	PL-11	LANDSCAPE	PLANTING SCHEDULED				
□	PL-12	LANDSCAPE	PLANTING SCHEDULED				
□	PL-13	LANDSCAPE	PLANTING SCHEDULED				
□	PL-14	LANDSCAPE	PLANTING SCHEDULED				
□	PL-15	LANDSCAPE	PLANTING SCHEDULED				
□	PL-16	LANDSCAPE	PLANTING SCHEDULED				
□	PL-17	LANDSCAPE	PLANTING SCHEDULED				
□	PL-18	LANDSCAPE	PLANTING SCHEDULED				
□	PL-19	LANDSCAPE	PLANTING SCHEDULED				
□	PL-20	LANDSCAPE	PLANTING SCHEDULED				
□	PL-21	LANDSCAPE	PLANTING SCHEDULED				
□	PL-22	LANDSCAPE	PLANTING SCHEDULED				
□	PL-23	LANDSCAPE	PLANTING SCHEDULED				
□	PL-24	LANDSCAPE	PLANTING SCHEDULED				
□	PL-25	LANDSCAPE	PLANTING SCHEDULED				
□	PL-26	LANDSCAPE	PLANTING SCHEDULED				
□	PL-27	LANDSCAPE	PLANTING SCHEDULED				
□	PL-28	LANDSCAPE	PLANTING SCHEDULED				
□	PL-29	LANDSCAPE	PLANTING SCHEDULED				
□	PL-30	LANDSCAPE	PLANTING SCHEDULED				
□	PL-31	LANDSCAPE	PLANTING SCHEDULED				
□	PL-32	LANDSCAPE	PLANTING SCHEDULED				
□	PL-33	LANDSCAPE	PLANTING SCHEDULED				
□	PL-34	LANDSCAPE	PLANTING SCHEDULED				
□	PL-35	LANDSCAPE	PLANTING SCHEDULED				
□	PL-36	LANDSCAPE	PLANTING SCHEDULED				
□	PL-37	LANDSCAPE	PLANTING SCHEDULED				
□	PL-38	LANDSCAPE	PLANTING SCHEDULED				
□	PL-39	LANDSCAPE	PLANTING SCHEDULED				
□	PL-40	LANDSCAPE	PLANTING SCHEDULED				
□	PL-41	LANDSCAPE	PLANTING SCHEDULED				
□	PL-42	LANDSCAPE	PLANTING SCHEDULED				
□	PL-43	LANDSCAPE	PLANTING SCHEDULED				
□	PL-44	LANDSCAPE	PLANTING SCHEDULED				
□	PL-45	LANDSCAPE	PLANTING SCHEDULED				
□	PL-46	LANDSCAPE	PLANTING SCHEDULED				
□	PL-47	LANDSCAPE	PLANTING SCHEDULED				
□	PL-48	LANDSCAPE	PLANTING SCHEDULED				
□	PL-49	LANDSCAPE	PLANTING SCHEDULED				
□	PL-50	LANDSCAPE	PLANTING SCHEDULED				

REFERENCE IS MADE TO THE FOLLOWING:
 LIGHTING PLAN PREPARED FOR (TACOMB) 1480 POST ROAD EAST LLC.
 1480 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT
 PREPARED BY MICHAEL COLE APEX LIGHTING SOLUTIONS 20-30 BEAVER
 ROAD WESTFIELD, CT DATED: 1/6/2022.

LLP-1

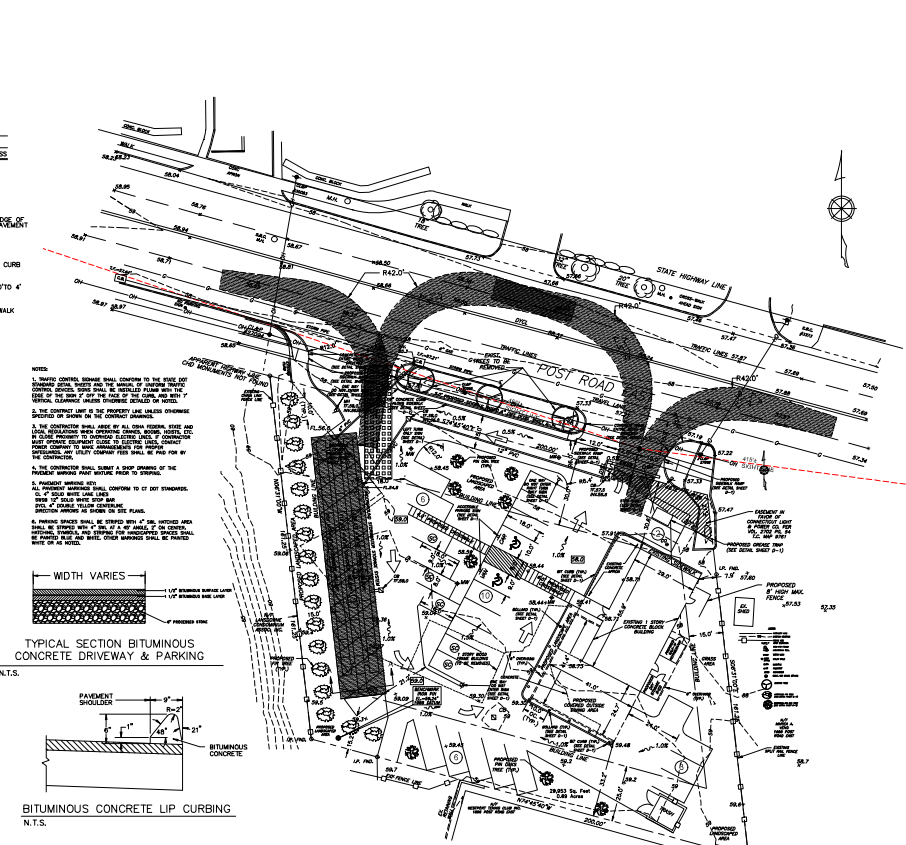
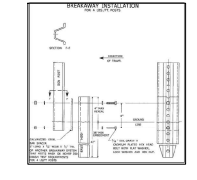
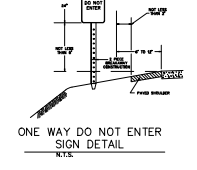
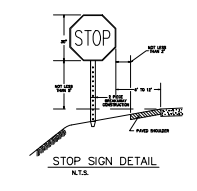
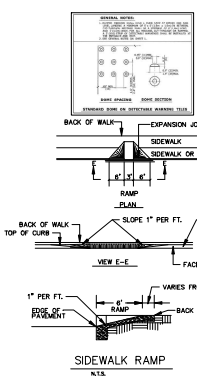


NOTES:
 1. REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:
 DATA ACCUMULATION PLAN ON PROPERTY LOCATED AT 1680 POST ROAD
 EAST A/V/A U.S. ROUTE 1 WESTPORT, CONNECTICUT. PREPARED FOR 1480
 POST ROAD EAST, LLC. PREPARED BY: LEWIS ASSOCIATES. SCALE: 1"=20'
 DATE: 1/15/2019
 2. EXISTING CONDITIONS PLAN TOPOGRAPHIC SURVEY OF PROPERTY
 LOCATED AT 1480 POST ROAD EAST A/V/A U.S. ROUTE 1 WESTPORT,
 CONNECTICUT. PREPARED FOR 1480 POST ROAD EAST, LLC. PREPARED BY:
 LEWIS ASSOC. DATE: 1/6/2022. SCALE: 1"=20'

PROPOSED SIGHT LINE DISTANCE MAP.
 APPLICANT: TACOMBIL OWNER: 1480 POST ROAD EAST LLC.
 1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT
 WALDO & ASSOCIATES LLC
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 85 State St., Guilford, Conn. 06430 Phone 800 463 4386

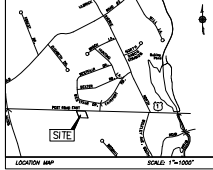
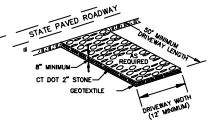
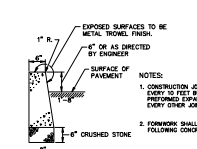
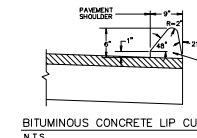
DATE 10/6 & 2022	Scale 1"=40'	Drawn MJK	Checked RES
Revised			
10/6/22			

SL-2



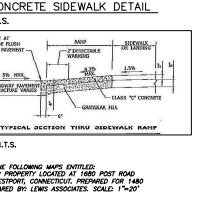
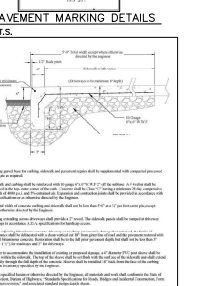
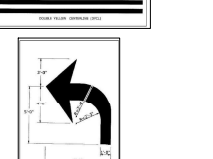
NOTES:

1. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF WESTPORT, CONNECTICUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE STATE OF CONNECTICUT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL utility companies.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL fire department.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL police department.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL health department.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL environmental health department.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL planning and zoning commission.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL building department.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL public works department.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL transportation department.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL public safety department.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL public health department.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL public works department.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL transportation department.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL public safety department.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL public health department.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL public works department.



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF WESTPORT, CONNECTICUT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE STATE OF CONNECTICUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL utility companies.
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL public works department.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL transportation department.



NOTES:

1. REFERENCE IS MADE TO THE FOLLOWING MAPS: ENTITLED: DATA ACQUISITION PLAN ON PROPERTY LOCATED AT 1680 POST ROAD EAST A/K/A US ROUTE 1 WESTPORT, CONNECTICUT, PREPARED FOR 1680 POST ROAD EAST, LLC, PREPARED BY LEWIS ASSOCIATES, SCALE: 1"=200' DATED: 1/15/2019
2. EXISTING CONDITIONS PLAN TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 1680 POST ROAD EAST A/K/A US ROUTE 1 WESTPORT, CONNECTICUT, PREPARED FOR 1680 POST ROAD EAST, LLC, PREPARED BY LEWIS ASSOC, DATED: 1/6/2022, SCALE: 1"=50'

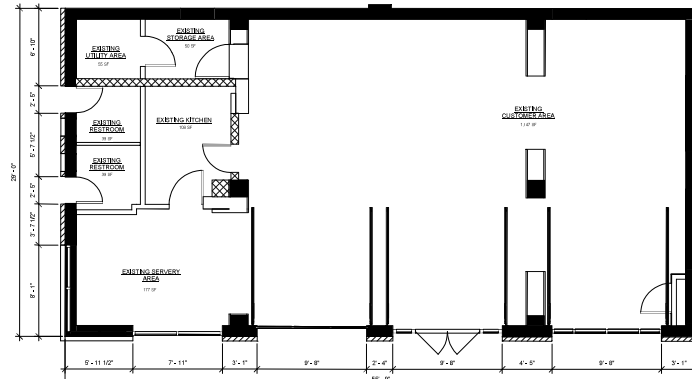
WALDO & ASSOCIATES LLC
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 88 State St., Guilford, Conn. 06437 Phone 803 435 4386

SITE PLAN CT DOT ROW IMPROVEMENT APPLICANT: TACOMBI, OWNER: 1480 POST ROAD EAST LLC.
 1680 POST ROAD EAST (ROUTE 1) WESTPORT, CONNECTICUT

Scale: 1"=20'
 Date: FEB. 8, 2022
 Revised: FEB. 8, 2022

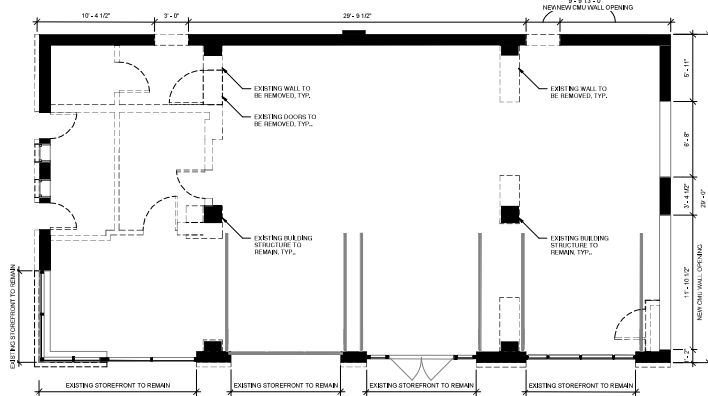
Pld. Bk. # _____
 Drawn: MKK
 Checked: RES
 Job # 4411

SQUARE FOOTAGE	
KITCHEN	177
DEWIFT	138
SERVICE AREA	286
INDOOR DINING	
CUSTOMER AREA	1,147
LITTE/STORAGE	195
BACK OF HOUSE AREAS	
RESTROOMS	78
TOTAL	1,815 SF



PNZ - EXISTING PLAN
1/4" = 1'-0"

EXISTING MARKERS TO REMAIN



PNZ - DEMOLITION PLAN
1/4" = 1'-0"



CONSULTING ENGINEER

DATE	ISSUED
01/07/2020	zoning Committee Set

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LOCATION:
1680 POST ROAD
EAST
WESTPORT, CT

NICHOLAS J. TRICARICO
ARCHITECT
TRICARICO ARCHITECTURE
AND DESIGN PC

DRAWING NAME:
EXISTING/DEMO PLAN

DRAWING NO.:
A-1

FIRM REGISTRATION NO.:

CONSULTING ENGINEER

DATE	ISSUED
02/07/2020	Energy Compliance Set
02/07/2020	Energy Compliance Set

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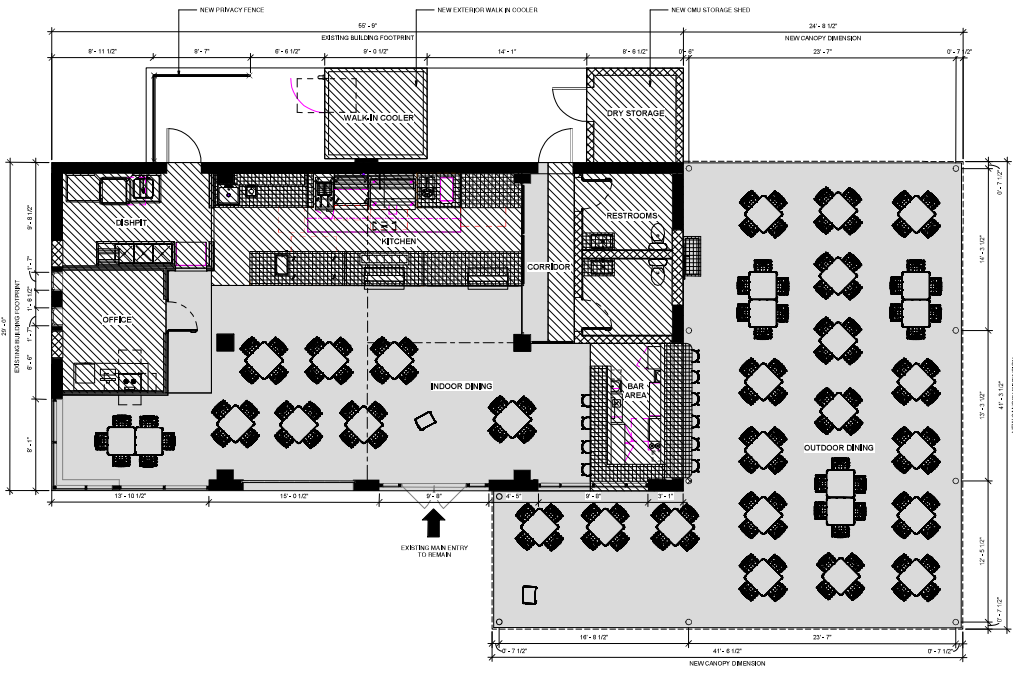
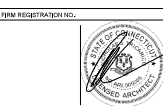
LOCATION:
 1680 POST ROAD
 EAST
 WESTPORT, CT

NICHOLAS J. TRICARICO
 ARCHITECT

TRICARICO ARCHITECTURAL AND DESIGN PC

DRAWING NAME:
 PNZ - PROPOSED PLAN

DRAWING NO:
A-2



PROPOSED AREAS

OUTDOOR DINING	1211
INDOOR DINING	227
CORRIDOR	37
TOTAL SF	1985
NON-PATRON SF	131
OFFICE	111
KITCHEN	298
RESTROOMS	153
BAR AREA	107
WALK-IN COOLER	72
CORRIDOR	57
DRY STORAGE	71
TOTAL SF	980
COMBINED SF	2865

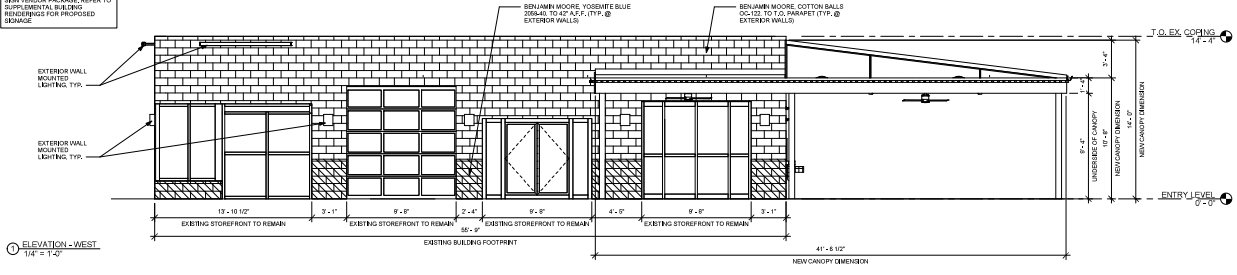
LEGEND

PATRON	[Solid Grey Box]
NON-PATRON	[Hatched Box]

PNZ - PROPOSED PLAN
 1/8" = 1'-0"

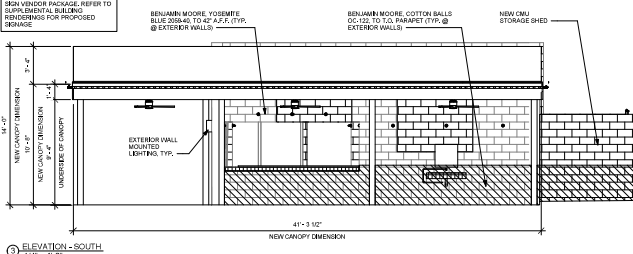


BUILDING FINISHES NOTE:
BUILDING FINISHES PER TACOMBI
SQA VENDOR PACKAGE, REFER TO
SUPPLEMENTAL BUILDING
RENDERINGS FOR PROPOSED
FINISHES



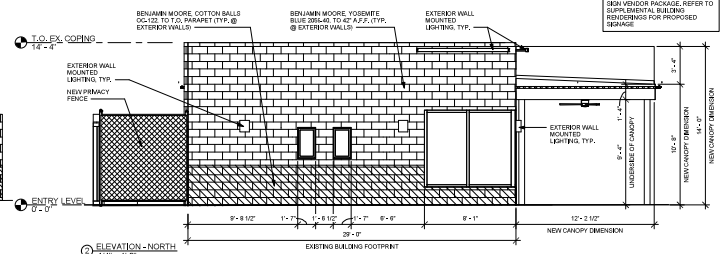
1 ELEVATION - WEST
1/4" = 1'-0"

BUILDING FINISHES NOTE:
BUILDING FINISHES PER TACOMBI
SQA VENDOR PACKAGE, REFER TO
SUPPLEMENTAL BUILDING
RENDERINGS FOR PROPOSED
FINISHES



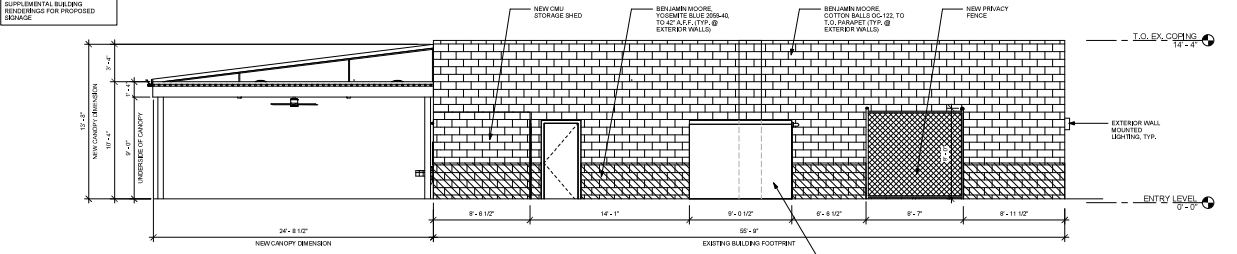
2 ELEVATION - SOUTH
1/4" = 1'-0"

BUILDING FINISHES NOTE:
BUILDING FINISHES PER TACOMBI
SQA VENDOR PACKAGE, REFER TO
SUPPLEMENTAL BUILDING
RENDERINGS FOR PROPOSED
FINISHES



3 ELEVATION - NORTH
1/4" = 1'-0"

BUILDING FINISHES NOTE:
BUILDING FINISHES PER TACOMBI
SQA VENDOR PACKAGE, REFER TO
SUPPLEMENTAL BUILDING
RENDERINGS FOR PROPOSED
FINISHES



4 ELEVATION - EAST
1/4" = 1'-0"



CONSULTING ENGINEER

DATE	ISSUED
01/07/2020	zoning Committee Set

10. ASSESSMENTS J. TRICARICO
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AND ARRANGEMENT OF THE PROJECT OR
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APPROVAL OF THE DESIGN PROFESSIONAL. SHALL BE
AT THE SOLE RISK OF THE CLIENT. THE DESIGN
PROFESSIONAL SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
HOLD THE DESIGN PROFESSIONAL HARMLESS FROM
ALL CLAIMS, DAMAGES, LOSSES, COSTS,
GENERAL CONTRACTOR AND/OR ALL SUB-
CONTRACTORS WORKING FROM THESE PLANS AND
SPECIFICATIONS AND NOT TO SCALE. SUCH
INFORMATION BUT TO CONTACT THE ARCHITECT OR
ARCHITECTURAL FIRM REGARDING MEASUREMENTS
IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT,
CHECK PROPERTY OR SCALE CORRECTLY TO THE
INDICATED SEE.



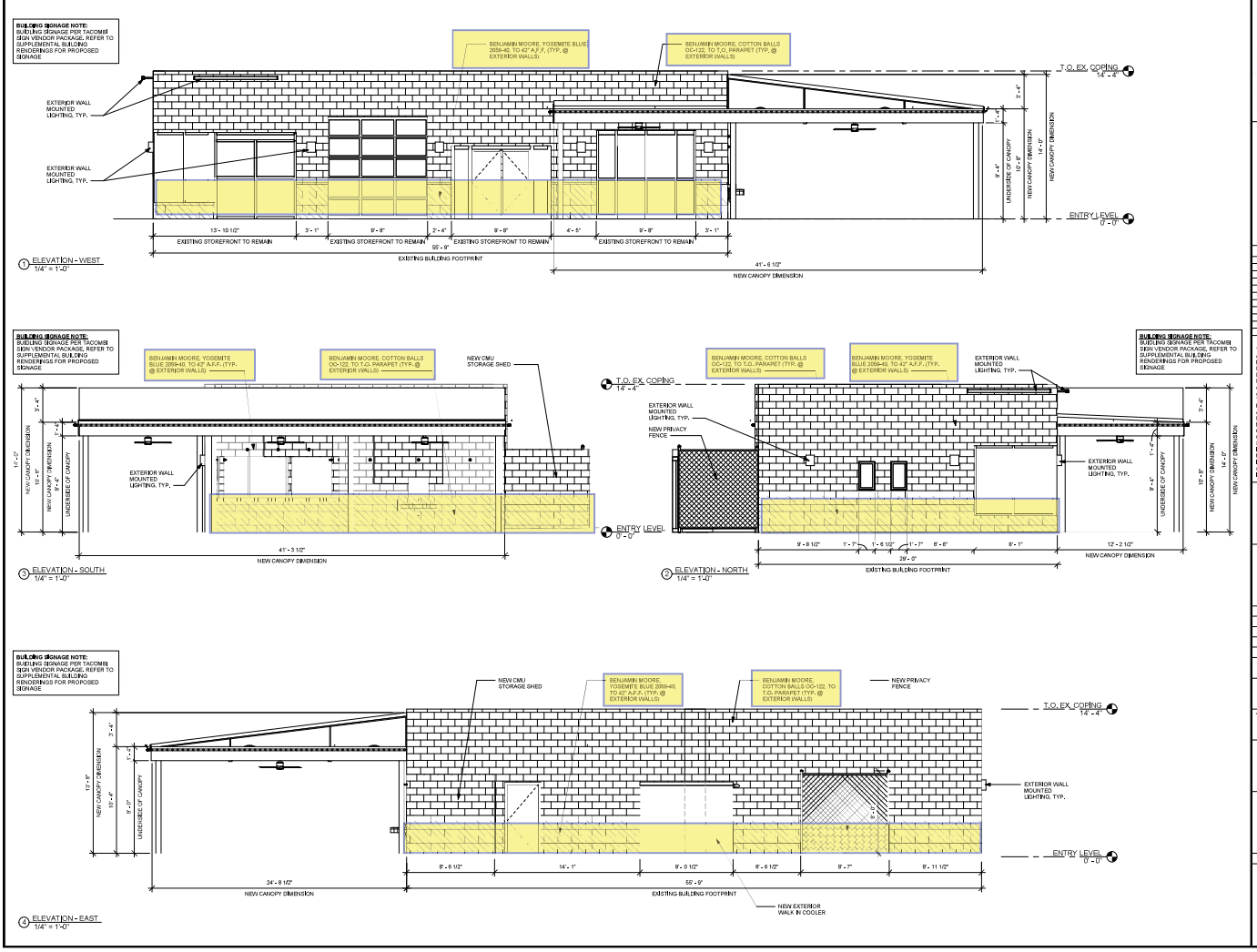
LOCATION:
1680 POST ROAD
EAST
WESTPORT, CT

NICHOLAS J. TRICARICO
ARCHITECT
TRICARICO ARCHITECTURE
AND DESIGN PC

DRAWING NAME:
PROPOSED ELEVATIONS

DRAWING NO.:
A-3

FIRM REGISTRATION NO.:



BUILDING SIGNAGE NOTE:
 BUILDING SIGNAGE PER FACOMBI SIGN VENDOR PACKAGE, REFER TO SUPPLEMENTAL BUILDING RENDERINGS FOR PROPOSED SIGNAGE

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 BUILDING SIGNAGE PER FACOMBI SIGN VENDOR PACKAGE, REFER TO SUPPLEMENTAL BUILDING RENDERINGS FOR PROPOSED SIGNAGE

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TAD
 TRICARICO ARCHITECTURAL AND DESIGN PC
 561 VALLEY ROAD, WESTPORT, CT 06894
 T 860-493-0232 F 860-493-0233
 TRICARICO.COM

CONSULTING ENGINEER

DATE ISSUED
 01/27/2023 Xeroxy Canopy Set

TACOMBI
 LOCATION:
 1680 POST ROAD
 EAST
 WESTPORT, CT

NICHOLAS J. TRICARICO
 ARCHITECT
 TRICARICO ARCHITECTURE
 AND DESIGN PC

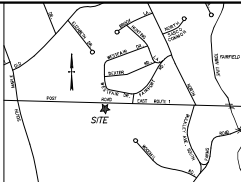
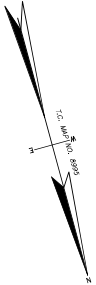
DRAWING NAME:
 PROPOSED ELEVATIONS

DRAWING NO.
 A-3

NEW REGISTRATION NO. [Seal]







VICINITY MAP
SCALE: 1" = 600'

LEGEND

—	PROPERTY LINE	○ BM	BANKER METER
—	CURB LINE	○ BM	BANKER CHAIN
—	EDGE OF PAVEMENT	○ VMD	MANHOLE
—	OVERHEAD UTILITIES	□ CB	GAS METER
—	GAS LINE	○ M/A	MANHOLE
—	CHALK LINE POLE	✕ LT	LIGHT
—	SPILT MILK POLE	○ WC	WATER GATE
—	WOOD STAKE AND FENCE	○ GS	GAS GATE
—	BRICKING SETBACK LINE	○ MW	WORKING WELL
—	RETAINING WALL	—	UTILITY POLE
—	STORMWATER	—	EXISTING CONDUIT

- MAP REFERENCES:**
- Map showing the Estate of Albert H. & Yvonne B. Cusco, 1680 & 1692 Post Road East, Westport, Connecticut, scale: 1" = 40' dated June 19, 1992 by Leonard Sweeney, Westport Town Clerk Map No. 8995.
 - Map of Property To Be Acquired By East Standard Oil Co., Westport, Conn., scale: 1" = 40' dated July 1957 by W.C. Wood Jr., T.C. Map No. 4380.
 - Map prepared for S.V. Brooks, Westport, Conn., scale: 1" = 40' dated May 1956 by W.C. Wood Jr., Westport T.C. Map No. 4329.
 - Competition Plan Showing Easement To Be Acquired from Casco Farms, LLC by The Connecticut Light and Power Company, Inc., File #2247-041.01, scale: 1" = 30' dated May 2006, Westport T.C. Map No. 9761.

- NOTES:**
- This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Independent Reciprocal conforming to Horizontal Accuracy Class A-2. Elevations conform to Vertical Accuracy Class F-1 (1' contours). Contours conform to Topographic Accuracy Class F-1 (1' contours).
 - Elevations are referenced to National Geodetic Vertical Datum of 1988. Elevation elevations obtained by Global Positioning System utilizing the State of Connecticut ACORN network.
 - Municipal Zone Designation is General Business District (GBD).
 - Property subject to an Easement in favor of The Connecticut Light and Power Company dated June 1, 2006 and recorded in Volume 2702 of Page 54 of the Westport Land Records.
 - Property subject to Conditions contained in a Notice of Zoning Approval dated April 15, 1984 and recorded in Volume 1314 of Page 237 of the Westport Land Records.
 - Utilities taken from maps and measurements by others and require field verification by the subsurface utility companies prior to any construction, all utilities may not be shown. CALL BEFORE YOU DIG! In Connecticut 811 or 1-800-957-4426 to mark underground storm sewers, sanitary sewers and utilities prior to any construction or dig by other parties. Electric not shown, water line in that field not shown.

To my knowledge and belief, this map is substantially correct as noted herein.

TRACY M. LEWIS, L.L.S. CT. LIC. NO. 16160

This map is not valid unless it has a live signature and embossed seal of Tracy M. Lewis.

LOT AREA:
29,953 S.F. = 0.6876 AC.

U:\GARDEN\PROJECTS\1680POSTRD\EXISTINGCONDITONS\TOP.MXD

EXISTING CONDITIONS PLAN
TOPOGRAPHIC SURVEY
OF PROPERTY LOCATED AT
1680 POST ROAD EAST
A/K/A U.S. ROUTE 1
WESTPORT, CONNECTICUT

PREPARED FOR:
1480 POST ROAD EAST, LLC

SCALE: 1" = 30' DATE: 1-6-2022

SCALE IN FEET:
0 10 20
LEWIS ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
200 MAIN STREET, WESTPORT, CONNECTICUT
PHONE: 203-381-8648

ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- SPECIAL PERMIT USE**
- SIGNAGE**

Submission Date: 2/11/22


1. Property Address 272 Post Road East
(As listed in the Assessor's records)
2. Property PID# D0911291500 Zoning District: GPD/A
3. Owner's Name: 272 PRE LLC with Seth Greenwald Daytime Tel #: 203-253-5487
Owner's Address: 11 Rustic Lane, Westport CT 06880 E-mail: seth.greenwald@gmail.com
4. Agent's Name (if different): Ryan M'Clay Daytime Tel #: 914 255 6278
Agent's Address: 750 East Main Street Stamford E-mail: rmeclay@tribecconstruction.com
5. Zoning Board of Appeals Case # (if any) _____
6. Existing Uses of property: Vacant Office Building
7. Reason for this Request:


*Landlord wants to put a roof deck in
for a feature for a future tenant*

RECEIVED

FEB 15 2022

HISTORIC DISTRICT
COMMISSION


Applicant's Signature (If different than owner)


Owner's Signature (If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)

Architectural Review Board Recommendation:

Chair's Signature: _____ Date: _____

REF PLAN

CONSULTANTS

NO.	DATE	DESCRIPTION	BY	CHK
1	01/20/24	ISSUED FOR PERMIT		100%

PHASE

REVIEW

PROJECT CLIENT
SILVER HEIGHTS DEVELOPMENT LLC
 222 PINE ROAD EAST
 WESTPORT, CT
 PHONE: 203.930.1100
 DRAWN BY: D.G. PERLA
 DATE: 09/08/21 SCALE: AS NOTED
EXTERIOR ELEVATIONS

DRAWING NO.

A300

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