



WESTPORT™

ARCHITECTURAL REVIEW BOARD

NOTICE AND AGENDA
Tuesday, February 22, 2022, 7:30 p.m.
***REVISED AGENDA**

Meeting ID: 820 7871 1692
Passcode: 320345
Dial by your location
+1 646 876 9923 US (New York)

Join Zoom Meeting
<https://us02web.zoom.us/j/82078711692?pwd=SkJDK0J2QnpKK0xGbGxRbEpHS0EvZz09>

Notice is hereby given that the Architectural Review Board will hold an electronic public meeting on **Tuesday, February 22, 2022**, at 7:30 PM for the following purpose:

1. To approve minutes from the January 25, 2022, meeting.

2. 1680 Post Road East

To review and comment on the proposed addition of a canopy off the exterior of the building at **1680 Post Road East** (Parcel ID# H09//173/000) submitted by Matthias Sportini, FLB Law for property owned by 1480 Post Road East LLC, C/O Little Branch Inc located in General Business District. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

3. 272 Post Road East

To review and comment on the proposed addition of a roof deck at **272 Post Road East** (Parcel ID# D09//129/000) submitted by Ryan McClay, Tribus Construction for property owned by 272 PRE LLC located in GPD/A. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

4. 620 Post Road East

To review and comment on the alterations to the proposed façade renovation at **620 Post Road East** (Parcel ID# E09//046/000) submitted by Rick Hoag, Frederick William Hoag Architect LLC for property owned by Equity One Village Center LLC located in General Business District/A. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

5. To adjourn the meeting.

Ward French, Chair
Architectural Review Board
February 22, 2022

Special Notice Regarding This Electronic Meeting:

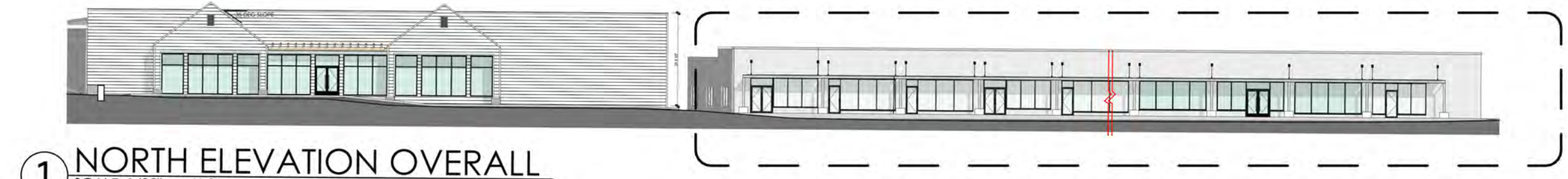
There will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the

applications and Architectural Review Board agenda for the meeting is available on-line at www.westportct.gov and on the Town Calendar web page under February 22, 2022.

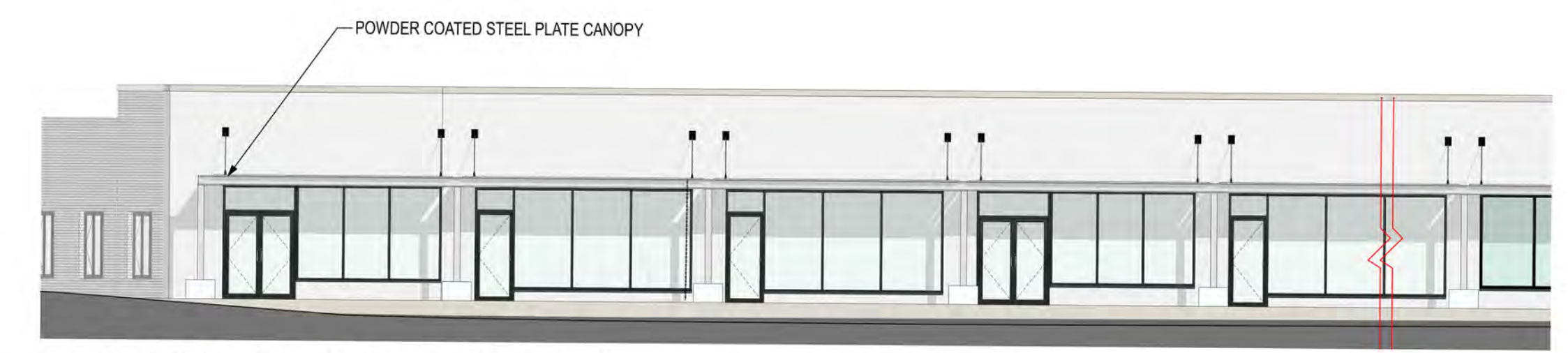
It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or eflug@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.



1. Minor Revisions to fenestration & corresponding canopy pattern due to slight relocation of Westport Hardware. Westport Hardware to receive (3) new aluminum storefront systems to match existing to accommodate relocation (centralization) of singular double door entrance. Eliminated doors to be replaced with storefront windows & masonry openings infilled with brick sills restored to match existing.

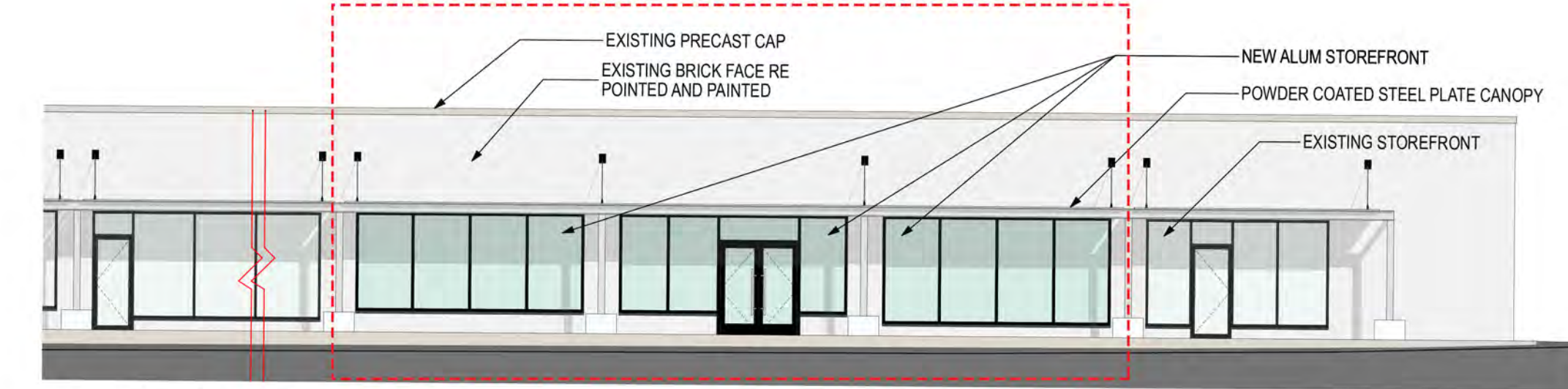


1 NORTH ELEVATION OVERALL
SCALE: 1/32" = 1'-0"



2 606 PRE | NORTH ELEVATION
SCALE: 3/32" = 1'-0"

UPDATED PER EXECUTED LEASE
WESTPORT HARDWARE LEASING AREA



3 606 PRE | NORTH ELEVATION
SCALE: 3/32" = 1'-0"

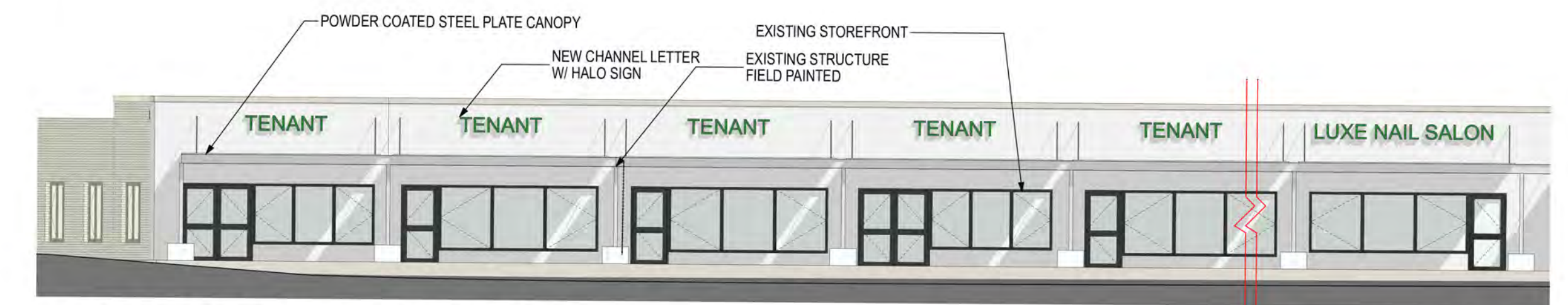
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DATE OF ISSUE	1/24/22
Project #	210455
Project Name:	606-620 POST ROAD EAST WESTPORT, CT 06880

606 PRE | PROPOSED NORTH ELEVATION
ZBA-13

FREDERICK WILLIAM HOAG ARCHITECT
57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

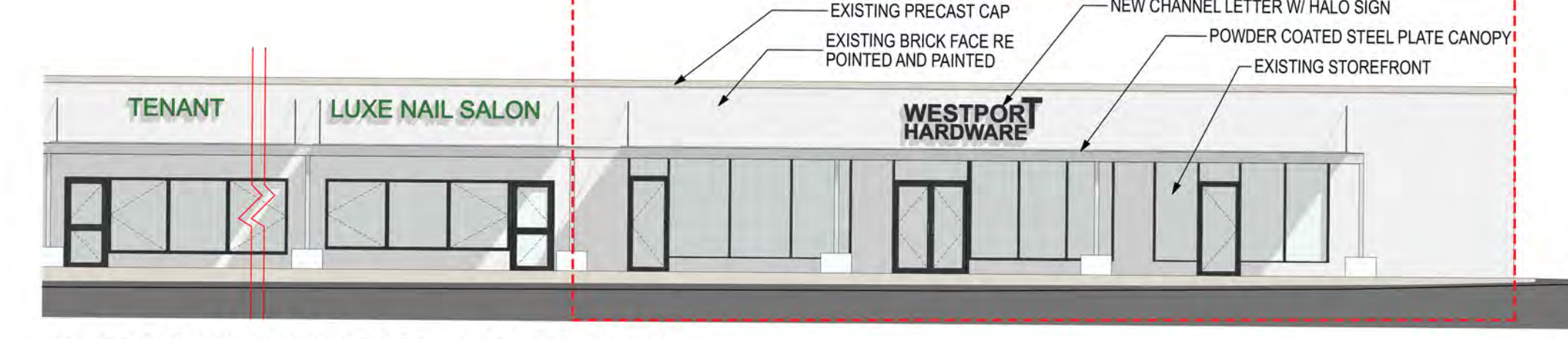


1 NORTH ELEVATION OVERALL
SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION BUILDING 2
SCALE: 3/32" = 1'-0"

ORIGINAL PROPOSED
WESTPORT HARDWARE LEASING AREA



3 NORTH ELEVATION BUILDING 2
SCALE: 3/32" = 1'-0"

LEGEND	
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DATE OF ISSUE	10/13/21
Project #	Project Number
Project Name:	606 POST ROAD EAST WESTPORT, CT 06880

PROPOSED NORTH ELEVATION BUILDING 2
ARB-06

FREDERICK WILLIAM HOAG ARCHITECT
57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

Approved by ARB on 10-26-2021

LEGEND	
APPROVALS	R XX/XX/201X
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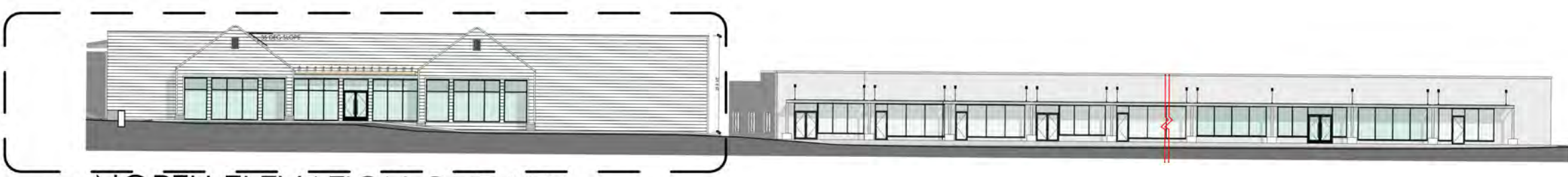
606-620 POST ROAD EAST
WESTPORT, CT 06880
SHEET TITLE:

606 PRE | PROPOSED NORTH ELEVATION

FREDERICK WILLIAM HOAG ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

ZBA-13 & ARB-06



1 NORTH ELEVATION OVERALL
SCALE: 1/32" = 1'-0"



2 620 PRE | NORTH ELEVATION
SCALE: 3/32" = 1'-0"

LEGEND

APPROVALS	XX/XX/201X
ISSUED FOR BID	XX/XX/201X
DESCRIPTION	DATE
DATE OF ISSUE	1/24/22

Project # 210455
Project Name:
606-620 POST ROAD EAST
WESTPORT, CT 06880

FREDERICK WILLIAM HOAG ARCHITECT
57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

620 PRE | PROPOSED NORTH ELEVATION
ZBA-14

1. Minor revisions to fenestration & width of porticos & pergola updated in coordination with existing structural grid & tenant's interior layout. Top of parapet elevated slightly to accommodate depth of structure, minimum required interior clearances & drainage pitch.



1 NORTH ELEVATION OVERALL
SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

LEGEND

APPROVALS	XX/XX/201X
ISSUED FOR BID	XX/XX/201X
DESCRIPTION	DATE
DATE OF ISSUE	10/13/21

Project # Project Number:
Project Name:
606 POST ROAD EAST
WESTPORT, CT 06880

FREDERICK WILLIAM HOAG ARCHITECT
57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

PROPOSED NORTH ELEVATION BUILDING 3
ARB-07

Approved by ARB on 10-26-2021

LEGEND

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Project # 210455
Project Name:
606-620 POST ROAD EAST
WESTPORT, CT 06880

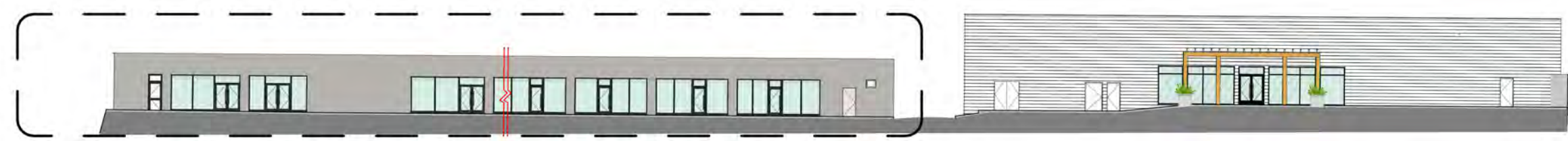
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620 PRE | PROPOSED NORTH ELEVATION

ZBA-14 & ARB-07

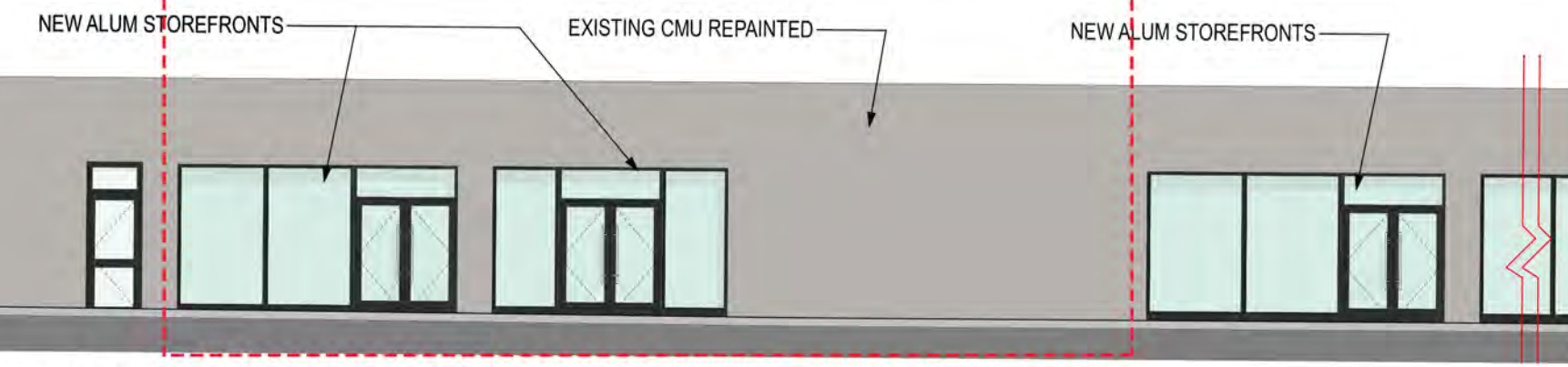
FREDERICK WILLIAM HOAG ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

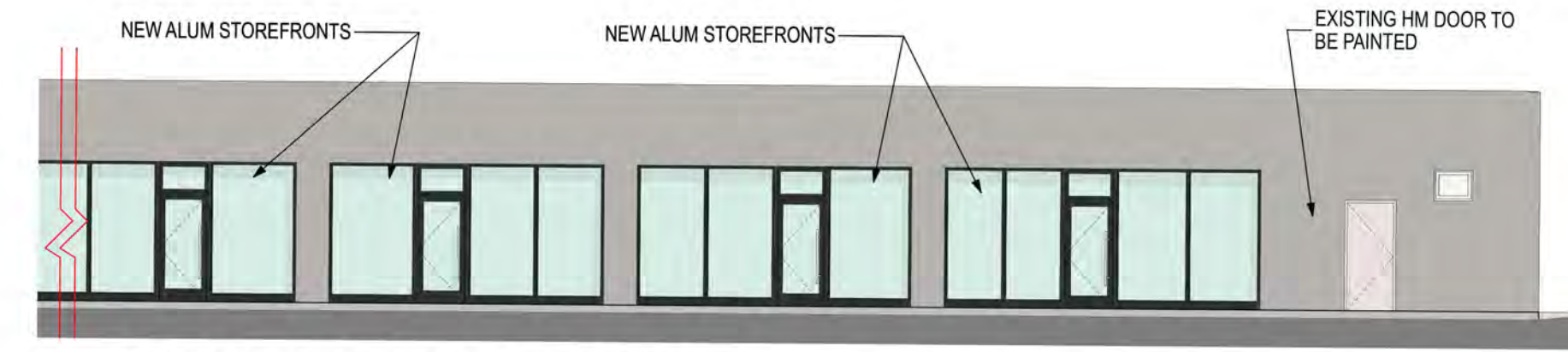


① SOUTH ELEVATION OVERALL
SCALE: 1/32" = 1'-0"

UPDATED PER EXECUTED LEASE
WESTPORT HARDWARE LEASING AREA



② 606 PRE | SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



③ 606 PRE | SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

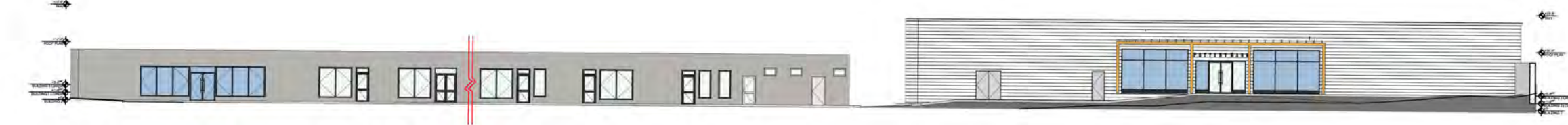
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1	DATE OF ISSUE		1/24/22
Project # 210455			
Project Name:			
606-620 POST ROAD EAST			
WESTPORT, CT 06880			

SHEET TITLE:
606 PRE | PROPOSED SOUTH ELEVATION
ZBA-15

FREDERICK WILLIAM HOAG ARCHITECT
57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

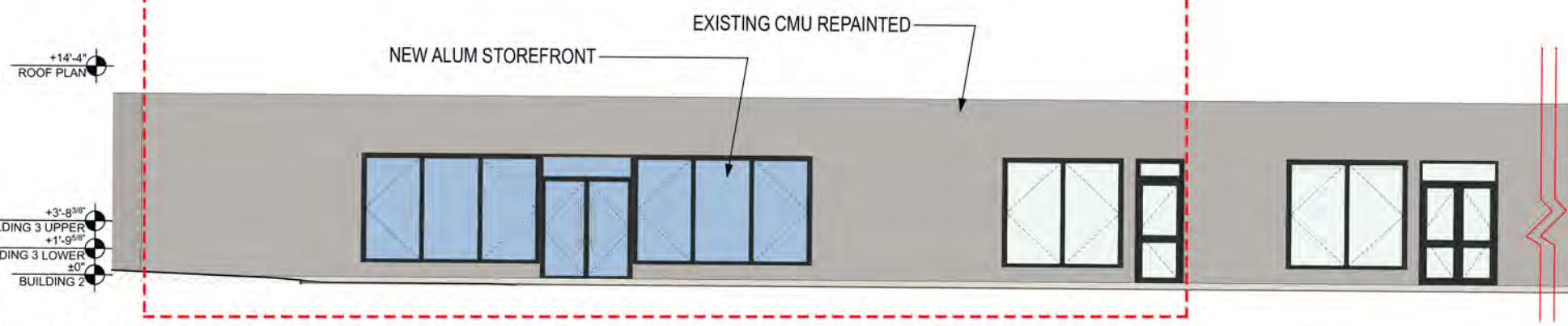


1. Minor Revisions to fenestration due to slight relocation of Westport Hardware & to accommodate interior layout. Westport Hardware to receive (2) new aluminum storefront systems with double doors to match existing. In addition, adjacent tenant areas to receive new alum storefronts to activate rear building facade as additional primary tenant entries. All storefront systems to be black aluminum, with medium style doors to match North facade and create unified aesthetic. Existing tenant doors to remain in existing locations.



① SOUTH ELEVATION OVERALL
SCALE: 1/32" = 1'-0"

ORIGINAL PROPOSED
WESTPORT HARDWARE LEASING AREA



② SOUTH ELEVATION BUILDING 2
SCALE: 3/32" = 1'-0"



③ SOUTH ELEVATION BUILDING 2
SCALE: 3/32" = 1'-0"

APPROVALS	R	XX/XX/201X	
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1	DATE OF ISSUE		10/13/21
Project # Project Number			
Project Name:			
606 POST ROAD EAST			
WESTPORT, CT 06880			

SHEET TITLE:
PROPOSED SOUTH ELEVATION BUILDING 2
ARB-08

FREDERICK WILLIAM HOAG ARCHITECT
57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

Approved by ARB on 10-26-2021

LEGEND

APPROVALS	R	XX/XX/201X	
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Project # 210455
Project Name:
606-620 POST ROAD EAST
WESTPORT, CT 06880

SHEET TITLE:

606 PRE | PROPOSED SOUTH ELEVATION

ZBA-15 & ARB-08

FREDERICK WILLIAM HOAG ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803



1 SOUTH ELEVATION OVERALL
SCALE: 1/32" = 1'-0"



2 620 PRE | SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

1. Minor revisions to fenestration & pergola updated in coordination with existing structural grid & parking layout in rear. Additional existing service/ utility doors to remain. Top of parapet elevated slightly to accommodate depth of structure, minimum required interior clearances & drainage pitch.

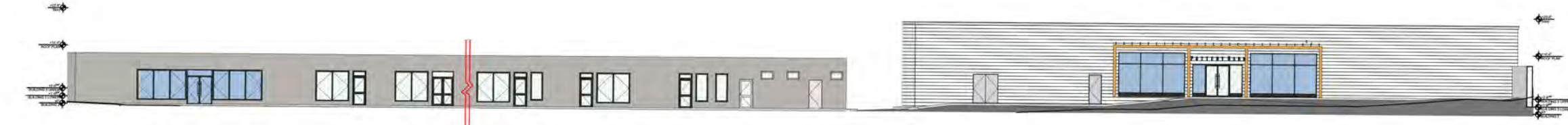
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DATE OF ISSUE			1/24/22

Project # : 210455
Project Name:
606-620 POST ROAD EAST
WESTPORT, CT 06880

FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

620 PRE | PROPOSED SOUTH ELEVATION
ZBA-16



1 SOUTH ELEVATION OVERALL
SCALE: 1/32" = 1'-0"



2 SOUTH ELEVATION BUILDING 3
SCALE: 3/32" = 1'-0"

Approved by ARB on 10-26-2021

APPROVALS	R	XX/XX/201X	
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Project # : Project Number
Project Name:
606 POST ROAD EAST
WESTPORT, CT 06880

FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

PROPOSED SOUTH ELEVATION BUILDING 3
ARB-09

LEGEND

APPROVALS	R	XX/XX/201X	
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DATE OF ISSUE			1/24/22

Project # : 210455
Project Name:
606-620 POST ROAD EAST
WESTPORT, CT 06880

620 PRE | PROPOSED SOUTH ELEVATION

ZBA-16 & ARB-09

FREDERICK WILLIAM HOAG
ARCHITECT

57 WILTON ROAD
2ND FLOOR
WESTPORT, CT 06880
P:203.557.0803

Volumes/Shared/Projects/210455 606 PRE POTTERY BARN CONCEPT/03-Project PLN/210455 606 PRE POTTERY BARN DD06.pln

drawing to-scale when printed as formatted to 24 x 36

SHEET TITLE: