

TOWN OF  
WESTPORT  
ARCHITECTURAL  
REVIEW BOARD

DRAFT MEETING MINUTES FEBRUARY 22, 2022

Members Present: Ward French, Chairman; Jon Halper, David Mann, Vesna Herman. Staff: Donna Douglass. Minutes from the January 25, 2022, meeting were approved.

- 1. 1680 Post Road East:** Proposed addition of a canopy of 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 a GBD. (Site plans: Waldo & Associates LLC, 2/8/22; Tricarico Architecture & Design PC, 1/7/22)

Appeared: Attorney Matthias Sportini; Nick Cifaretto, Architect

Attorney Sportini reviewed the discussion in the project's prior appearance and introduced Mr. Cifaretto to describe the proposed awning.

Mr. Cifaretto said it is a simple design, a bright red, open marquee with light bulbs around 3 sides of the perimeter, supported by metal trusses and columns. It is heated, lighted and will be partially airconditioned. It is a simple design and works well.

Jon Halper asked about the brightness of the lights around the canopy, that he was looking for assurance that they are subtle. Mr. Cifaretto said they will be soft and said he could provide specifics. Mr. Halper verified that the canopy has a pitched roof and was told yes, it is pitched toward the front. Mr. Halper asked about drainage. Mr. Cifaretto said it is similar to the overhang of an awning on a window. Mr. Haler confirmed that it connects back to the ridge line.

Vesna Herman verified that the red parapet in the rendering is not part of the roof but an indication of the slope of the awning. Ms. Herman asked if the board was commenting on signs in the rendering. Mr. Cifaretto said no as they are not finalized yet.

David Mann asked why the board is seeing the project piecemeal, it makes it difficult to judge. Mr. Cifaretto said previously they had talked about finishes. The canopy will not be changed, and it will look more complete with signs. It is still in the design phase, but they need approvals before they can proceed. Mr. Mann asked for more information about landscaping that was touched on at the last meeting. Mr. Cifaretto said when the plan is completed, the landscape architect will present it with more detail.

Ward French said that if the flat portion of the awning was turned to the left it would clean up the look. Mr. Sportini said that portion of the design elevation was requested by the owner, but we could discuss it. Mr. Cifaretto said it would be tough to see the slope. Mr. French said you would definitely be able to see it. He confirmed that the higher portion of the awning is to house mechanicals.

Jon Halper agreed, he didn't like the resolution as shown. David Mann agreed with Mr. Halper. Ms. Herman said the connection between the 2 canopies is the weak point. Board members discussed different options with the applicants.

Board members agreed that they would like to see different options.

**APPLICANT WAS ASKED TO RETURN WITH DIFFERENT DESIGN OPTIONS FOR THE AWNING (Unanimous)**

- 2. 272 Post Road East:** 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 a GPD/A. (Elevations by Granoff Architects; Design: Granoff Architects, 9/8/21)

**Appeared:** Ryan McClay, Attorney; Dara Ghavani, Granoff Architects

Mr. McClay said the owner wants to create a roof deck on an existing 2nd floor flat roof for a 3<sup>rd</sup> floor tenant. The location is at the rear of the building.

Mr. Ghavani said it is an 18 x 14 ft deck with sliders from the building and a stainless-steel guard rail on a stainless-steel curb. The guard rail will be set back from the sides and the end of the roof. He said there is a steep slope down to the rear of the building and only the top of part of the guard rail may be visible from the Post Road. He provided a picture of the guard rail's posts with stainless wires.

David Mann asked why they are taking such care to hide the railing. Mr. Ghavani said to avoid objections from the neighbors.

The rest of the board members had no questions.

Ward French said he didn't think the railing was in keeping with the style of the building, but he supported the solution. The rest of the board members disagreed; they liked the style of the railing.

**THE DECK AND RAILING ARE RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)**

- 3. 606 and 620 Post Road East:** Alterations to the proposed façade renovation at 606 and 620 Post Road East (Parcel ID# E09//046/000) submitted by Rick Hoag, Frederick William Hoag Architecture LLC for property owned by Equity One Village Center located in a GBD/A. (Design: Frederick W. Hoag, Architect, 1/24/22)

**Appeared:** Rick Hoag, Architect

Mr. Hoag said the board had approved his previous presentation of this site a few months ago. Changes have been made due to lease changes and the condition of the building at #620.

606 Post Road East has a small design change because Westport Hardware decided to move its location from the west end of the building to the center, creating minor changes in the fenestration.

620 Post Road East, the Pottery Barn site, also had changes due to interior issues. The building is now higher and the pergolas in the front are higher. The pergola and window on the rear elevation are smaller.

Mr. French said he had asked Mr. Hoag to return since the changes, especially to the rear, are substantial.

Jon Halper asked how much the height of the building at #620 had changed. Mr. Hoag said it is 3 ft higher. The tenant is asking for a 16 ft clearance in the interior. Due to interior support structure, the building height had to be raised. Mr. Hoag said he is working on it and we may be able to take it down some. Mr. Halper asked the new height of the parapets and was told they are now 23 feet. They looked at the new height with both of the buildings together. Mr. Halper felt that the height of the wall compared to the gable ends was severe. There is now a lot of parapet, the proportions have changed. He wondered if there wasn't a better way of dealing with it. They discussed possibilities.

David Mann agreed, the proportions have changed. Structurally the front and rear were complementary but not now. They talked about signage on #606, Mr. Hoag said the same relative signage will be shown over the doors.

Vesna Herman said that, in terms of massing, the Pottery Barn building is disproportionate in relation to #606. The Pottery Barn parapet is overwhelming, why is it needed? Mr. Hoag said it's not as overwhelming as the rendering looks. She suggested 606 might need some kind of detail in the canopy. Still, she felt #620 was not the most successful solution, the volumes are not pleasing side by side.

David Mann said he didn't think any changes were needed to the Westport Hardware side. Board members concurred.

Mr. Hoag said they are actually 2 properties. He said he needs to get Westport Hardware relocated as soon as possible so he can work on #620. He asked if everyone is comfortable with #606, he could come back for further discussion about #620.

Mr. French asked board members if they could agree to approve #606. Board members agreed.

**THE DESIGN OF 606 POST ROAD EAST IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE APPLICANT WILL RETURN WITH REVISIONS TO #620. (Unanimous)**

RECEIVED

MAR 01 2022

HISTORIC DISTRICT COMMISSION

# 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: 2/28/2022

1. Property Address: 374 Post Road East  
*(As listed in the Assessor's records)*
2. Property PID#: 3716 D0912210300 Zoning District: GBD/A
3. Owner's Name: Regency Centers Daytime Tel #: 203-635-5565  
Owner's Address: 28 Church Ln, Westport, CT 06880 E-mail: michelleszeneitas@RegencyCenters.com
4. Agent's Name *(if different)*: Sign Pro, Inc. / Tracy Becker Daytime Tel #: 860-426-3033  
Agent's Address: 60 Westfield Dr., Plantsville, CT 06479 E-mail: tracy@signpro-usa.com
5. Zoning Board of Appeals Case # *(if any)* \_\_\_\_\_
6. Existing Uses of property: Medical
7. Reason for this Request: Signage

Tracy Becker  
Applicant's Signature *(If different than owner)*

See attached letter.  
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: \_\_\_\_\_



28 Church Lane  
2nd Floor  
Westport, CT 06880

203 635 5560  
RegencyCenters.com

VIA E-mail  
Jmurnane@chd-inc.com

February 18, 2022

Hartford Healthcare Corporation  
Real Estate Department  
129 Patricia M Genova Drive  
Newington, CT 06111

**Re: Hartford Health Care Signage  
374 Post Road E.  
Westport, CT 06880**

Dear Tenant,

Regency Centers has reviewed the Sign drawings prepared by Sign Pro last revised, February 4, 2022. The signage is hereby approved.

This review has been made only to confirm compliance with the Landlord's minimum specifications for tenant signage under the terms of the Lease Agreement. The Landlord assumes no responsibility in design, constructability, means, methods or conformance to specific tenant requirements. The Landlord is not responsible for the verification of dimensions or compliance with City regulations and ordinances. Compliance with all comments herein is mandatory, with the understanding that any variance thereof is an acceptance of liability.

Should you have any questions or comments with the above referenced items, please do not hesitate to call. Thank you.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Michelle Szeneitas".

6ADD360E009342A...  
Michelle Szeneitas

Property Manager

203-635-5565

michelleszeneitas@RegencyCenters.com

,7190436Ä-6:25782Ä/(Ä"#\$%&+'&Ä'-.Ä# Ä),+#Ä%+\*\$!)"!."

# Hartford HealthCare

The logo for Hartford HealthCare, featuring a stylized cross shape composed of four colored segments: blue (top), green (right), orange (bottom), and purple (left).

---

HHC | WESTPORT, CT (374 Post Rd. E)  
Building Signage • Version 10 • Job# 58533 • February 4th 2022

---



60 Westfield Drive  
Plantsville, CT 06479  
860.229.1812



.7190436A-6:25782A/(A#\$\$&+\*&A;.-A# A),+#A%+\*S!)!:"

ELEVATION 1








**Project Address:**  
Hartford HealthCare  
374 Post Rd. E  
Westport, CT

**SPIWO #:** 58533  
**Issue Date:** 5/10/2021

**Salesperson:** Pete Rappoccio  
**Designer:** Gigi

**DRAWINGS ARE NOT TO SCALE  
UNLESS OTHERWISE NOTED**

**Revisions:**  
RV1: GD 5/14/2021  
RV2: GD 6/1/2021  
RV3: GD 6/3/2021  
RV4: OK 7/15/2021  
RV5: OK 7/16/2021  
RV6: OK 7/29/2021  
RV7: OK 10/22/2021  
RV8: OK 2/3/2022  
RV9: SB 2/4/2022

-  PMS 313c
-  PMS 377c
-  PMS 173c
-  PMS 2405c
-  PMS Cool Gray 11c



Conceptual Mockup - Day



Conceptual Mockup - Night

**Customer Approval:**  APPROVED  APPROVED AS NOTED  REVISE AND RESUBMIT



60 Westfield Drive  
Plantville, CT 06479  
860.229.1812

PRINT SIGN DATE  
© COPYRIGHT 2014, BY SIGN PRO INC. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SIGN PRO INC. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SIGN PRO INC.



**SIGN TYPE**  
**CHANNEL LETTERS**

PAGE  
**2 of 5**

,7190436A-6:25782A/(A"#\$\$&+\*&A'-.A# A),+#A%+\*!)"!:"

ELEVATION 2







**Project Address:**  
Hartford HealthCare  
374 Post Rd. E  
Westport, CT

**SPIWO #:** 58533  
**Issue Date:** 5/10/2021

**Salesperson:** Pete Rappoccio  
**Designer:** Gigi

**DRAWINGS ARE NOT TO SCALE  
UNLESS OTHERWISE NOTED**

**Revisions:**  
RV1: GD 5/14/2021  
RV2: GD 6/1/2021  
RV3: GD 6/3/2021  
RV4: OK 7/15/2021  
RV5: OK 7/16/2021  
RV6: OK 7/29/2021  
RV7: OK 10/22/2021  
RV8: OK 2/3/2022  
RV9: SB 2/4/2022

-  PMS 313c
-  PMS 377c
-  PMS 173c
-  PMS 2405c
-  PMS Cool Gray 11c



Conceptual Mockup - Day



Conceptual Mockup - Night

**Customer Approval:**  APPROVED  APPROVED AS NOTED  REVISE AND RESUBMIT



60 Westfield Drive  
Plantville, CT 06479  
860.229.1812

PRINT	SIGN	DATE
© COPYRIGHT 2014, BY SIGN PRO INC. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SIGN PRO INC. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SIGN PRO INC.		



**SIGN TYPE**  
CHANNEL LETTERS

PAGE  
**3 of 5**

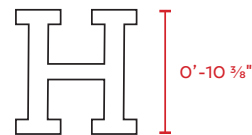
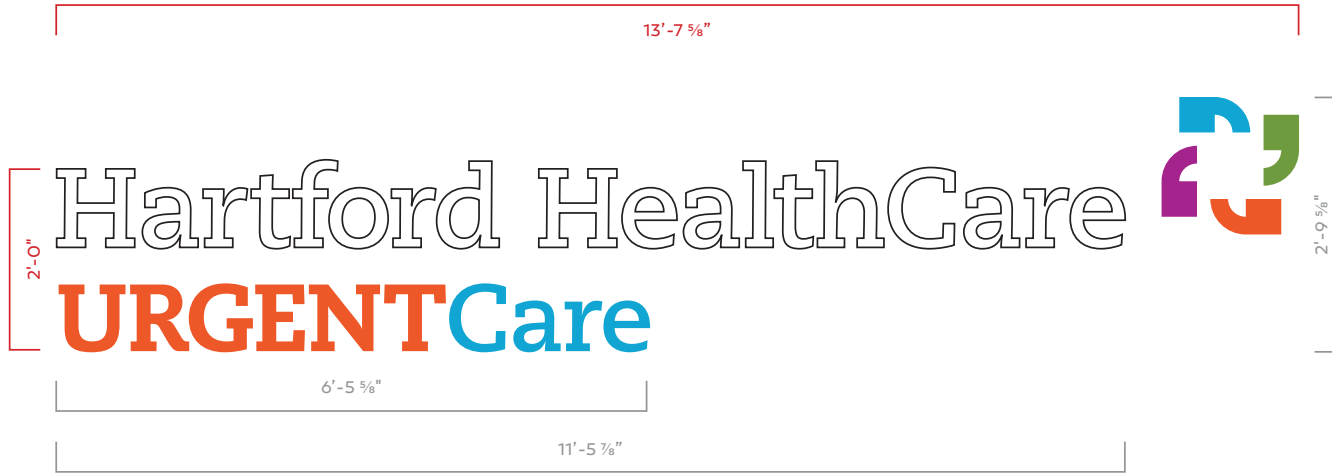


,7190436A-6:25782A/(A"#\$\$&+\*&A'-.A# A),+#A%+\*\$!)"!:"

QTY-2 Sets

Sign Dimensions

ELEVATIONS 1 & 2



**Project Address:**  
Hartford HealthCare  
374 Post Rd. E  
Westport, CT

**SPIWO #:** 58533  
**Issue Date:** 5/10/2021

**Salesperson:** Pete Rappoccio  
**Designer:** Gigi

**DRAWINGS ARE NOT TO SCALE  
UNLESS OTHERWISE NOTED**

**Revisions:**  
RV1: GD 5/14/2021  
RV2: GD 6/1/2021  
RV3: GD 6/3/2021  
RV4: OK 7/15/2021  
RV5: OK 7/16/2021  
RV6: OK 7/29/2021  
RV7: OK 10/22/2021  
RV8: OK 2/3/2022  
RV9: SB 2/4/2022

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c
- PMS Cool Gray 11c

**Customer Approval:**  APPROVED  APPROVED AS NOTED  REVISE AND RESUBMIT



60 Westfield Drive  
Plantville, CT 06479  
860.229.1812

PRINT SIGN DATE  
© COPYRIGHT 2014, BY SIGN PRO INC. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SIGN PRO INC. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SIGN PRO INC.



**SIGN TYPE**  
CHANNEL LETTERS

PAGE  
4 of 5

.7190436A-6:25782A/(A"#\$\$&+\*%&A;,-.A# A),+#A%+\*S!)!..!

**QTY-2 Sets**

**Sign Specifications**

**Illuminated Channel Letters**

[Hartford HealthCare]

- White Letter Faces
- Black Returns & Trim

[Symbol]

- Trans Vinyl (Brand Colors) on Faces
- Brand Colors Returns & Trim

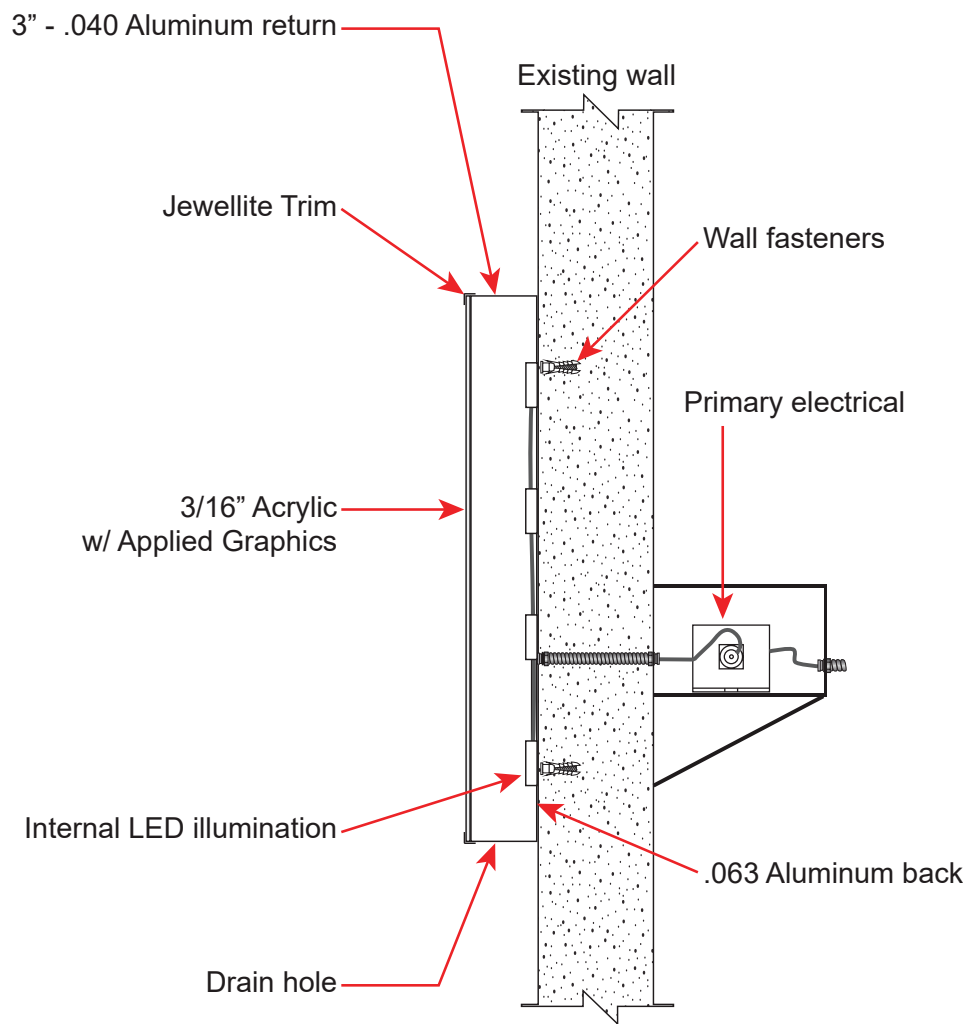
[UrgentCare]

- Trans Vinyl (Orange/Blue) on Faces
- Orange/Blue Returns & Trim

38.2 sqft for each set

NOTE:  
Signs shall be illuminated from dusk to dawn, seven days a week.

**ELEVATIONS 1 & 2**



**Project Address:**  
Hartford HealthCare  
374 Post Rd. E  
Westport, CT

**SPIWO #:** 58533  
**Issue Date:** 5/10/2021

**Salesperson:** Pete Rappoccio  
**Designer:** Gigi

**DRAWINGS ARE NOT TO SCALE UNLESS OTHERWISE NOTED**

- Revisions:**
- RV1: GD 5/14/2021
  - RV2: GD 6/1/2021
  - RV3: GD 6/3/2021
  - RV4: OK 7/15/2021
  - RV5: OK 7/16/2021
  - RV6: OK 7/29/2021
  - RV7: OK 10/22/2021
  - RV8: OK 2/3/2022
  - RV9: SB 2/4/2022

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c
- PMS Cool Gray 11c

**Customer Approval:**  APPROVED  APPROVED AS NOTED  REVISE AND RESUBMIT



60 Westfield Drive  
Plantville, CT 06479  
860.229.1812

PRINT	SIGN	DATE

© COPYRIGHT 2014, BY SIGN PRO INC. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SIGN PRO INC. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SIGN PRO INC.



**SIGN TYPE**  
CHANNEL LETTERS

PAGE  
**5 of 5**

**Certificate Of Completion**

Envelope Id: 34668CB89DEF4990ADC47CB613A1F3F9	Status: Completed
Subject: Please DocuSign: Hartford Healthcare Sign approval letter.pdf, Hartford healthcare Signage.pdf	
Source Envelope:	
Document Pages: 6	Signatures: 1
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Michelle Szeneitas
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	One Independent Drive
	Suite 114
	Jacksonville, FL 32202
	michelleszeneitas@regencycenters.com
	IP Address: 216.238.153.148

**Record Tracking**

Status: Original	Holder: Michelle Szeneitas	Location: DocuSign
2/18/2022 12:05:11 PM	michelleszeneitas@regencycenters.com	

**Signer Events**

Michelle Szeneitas  
 michelleszeneitas@regencycenters.com  
 Regency Centers  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 216.238.153.148

**Timestamp**

Sent: 2/18/2022 12:06:10 PM  
 Viewed: 2/18/2022 12:06:21 PM  
 Signed: 2/18/2022 12:06:44 PM  
 Freeform Signing

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/18/2022 12:06:10 PM
Certified Delivered	Security Checked	2/18/2022 12:06:21 PM
Signing Complete	Security Checked	2/18/2022 12:06:44 PM
Completed	Security Checked	2/18/2022 12:06:44 PM
Payment Events	Status	Timestamps

RECEIVED

MAR 01 2022

HISTORIC DISTRICT COMMISSION

# 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: 3/2/22

1. Property Address 1529 Post Road East, Westport CT 06880  
(As listed in the Assessor's records)
2. Property PID# 7255 H09/117/000 Zoning District: GBD 1A
3. Owner's Name: POST MAPLE REAL ESTATE LLC Daytime Tel #: 203-521-1890  
Owner's Address: 216 Post Road West, Westport CT 06880 E-mail: JDWIZIWK@PARAGONCT.COM
4. Agent's Name (if different): John Massari Daytime Tel #: 203-975-8688  
Accent Signs  
Agent's Address: 130 Lenox Ave #21 E-mail: John@accent-signs.com
5. Zoning Board of Appeals Case # (if any) N/A
6. Existing Uses of property: Retail
7. Reason for this Request: Sign Installation

[Signature]  
Applicant's Signature (If different than owner)

[Signature]  
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: \_\_\_\_\_





ACRYLIC LETTERS

## REVERSE CHANNEL LETTERS



Accent Signs & Awnings

THIS DESIGN IS PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION UNAUTHORIZED REPRODUCTION OF ANY ASPECT OF THIS DESIGN WILL RESULT IN \$500 FEE ALL DRAWINGS MUST BE APPROVED AND RETURNED. THE PERSON WHO SIGNS IS RESPONSIBLE FOR ACCURACY OF DRAWING. THIS INCLUDES, BUT IS NOT LIMITED TO MISSPELLINGS AND PHONE NUMBERS.

203 975 8688

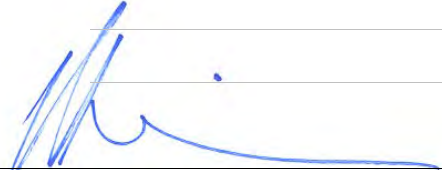
# ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

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: \_\_\_\_\_

1. Property Address \_\_\_\_\_  
*(As listed in the Assessor's records)*
2. Property PID# \_\_\_\_\_ Zoning District: \_\_\_\_\_
3. Owner's Name: \_\_\_\_\_ Daytime Tel #: \_\_\_\_\_  
Owner's Address: \_\_\_\_\_ E-mail: \_\_\_\_\_
4. Agent's Name *(if different)*: \_\_\_\_\_ Daytime Tel #: \_\_\_\_\_  
Agent's Address: \_\_\_\_\_ E-mail: \_\_\_\_\_
5. Zoning Board of Appeals Case # *(if any)* \_\_\_\_\_
6. Existing Uses of property: \_\_\_\_\_
7. Reason for this Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
**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: \_\_\_\_\_



August 25, 2021

Planning and Zoning Commission  
c/o Mary Young, AICP, Director of Planning & Zoning  
Town of Westport  
110 Myrtle Ave, Room 203  
Westport CT 06880

**Re: 191 Post Road W - Westport, CT**

Dear Ms. Young:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agents in connection with the preparing, filing, and processing of any and all land use applications relating to the above referenced property.

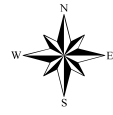
Thank you for your acknowledgement of said authority.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D-J Steinberg', with a long horizontal flourish extending to the right.

Daniel J. Steinberg  
191 PRW  
(Contract Purchaser)





# 191 PRW Aerial

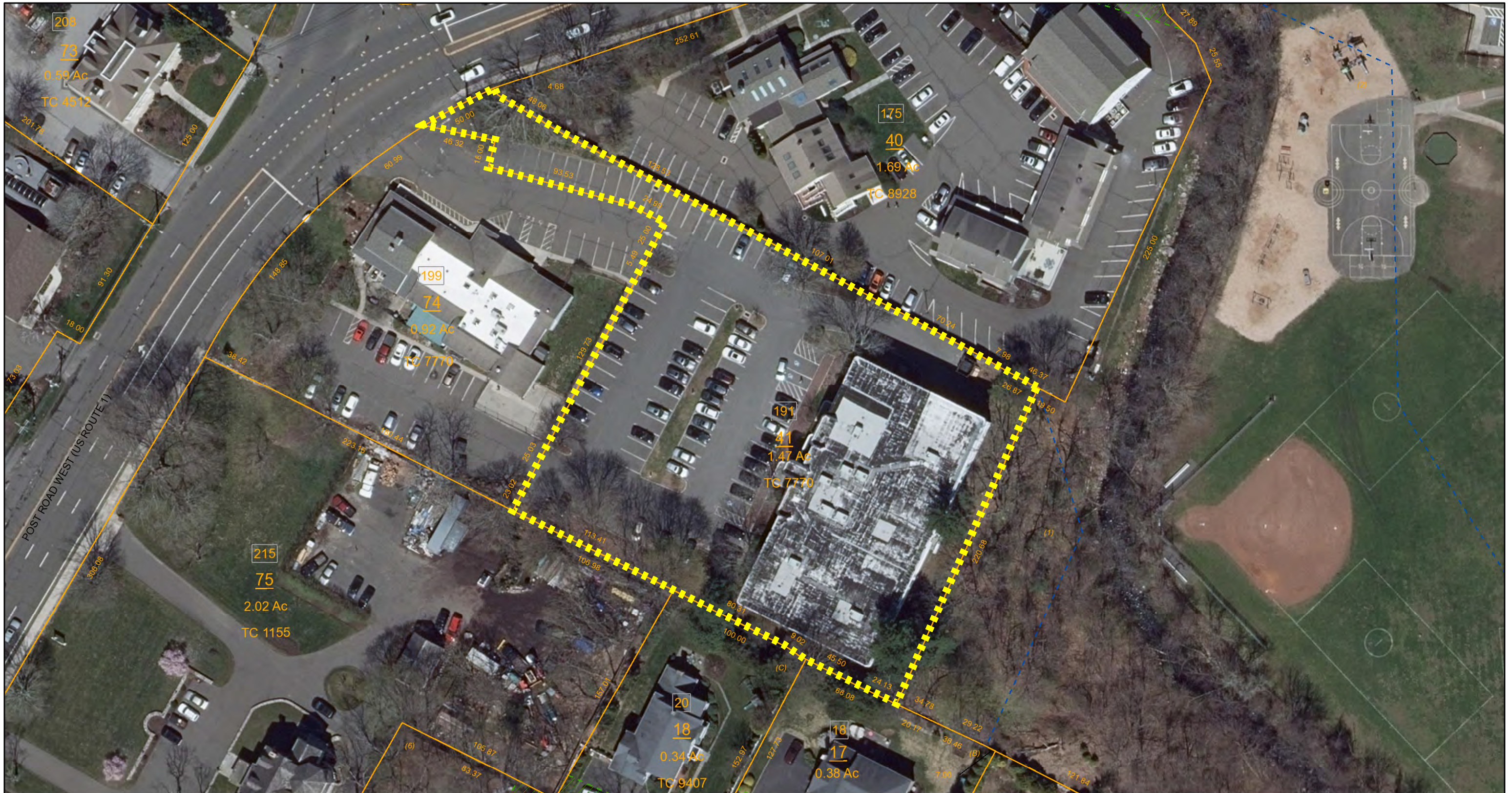
Westport, CT

1 inch = 60 Feet



July 7, 2021

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.









191

Fast. Faster. Fastest.

ups

Hello

UPS Store

UPS Store

UPS Store

UPS Store

UPS Store

UPS Store

UPS Store

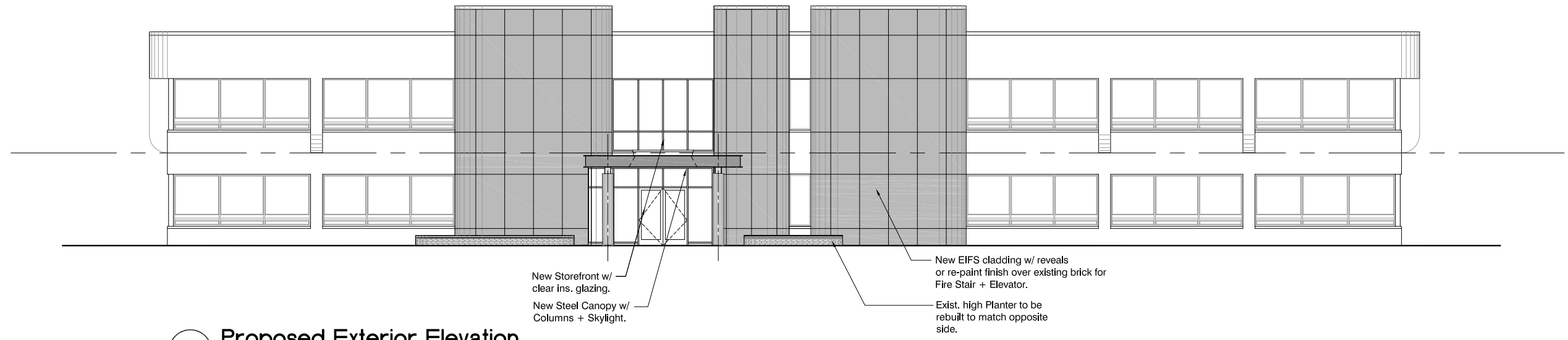
UPS Store

UPS Store

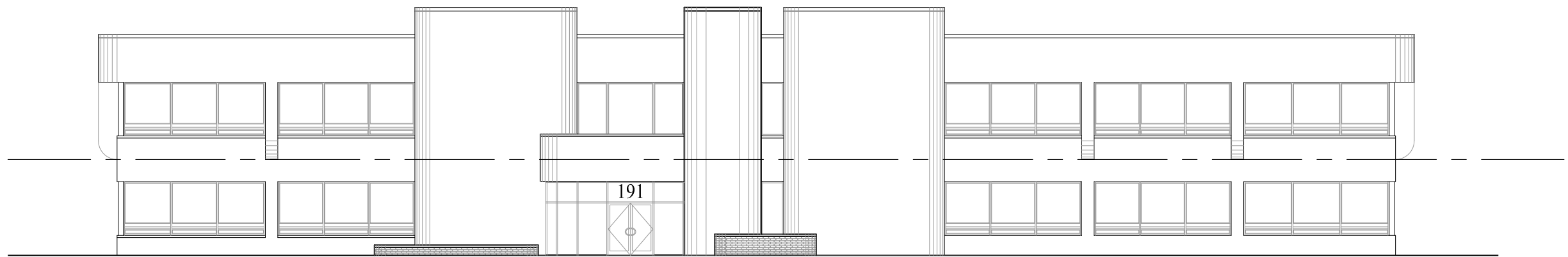
UPS Store





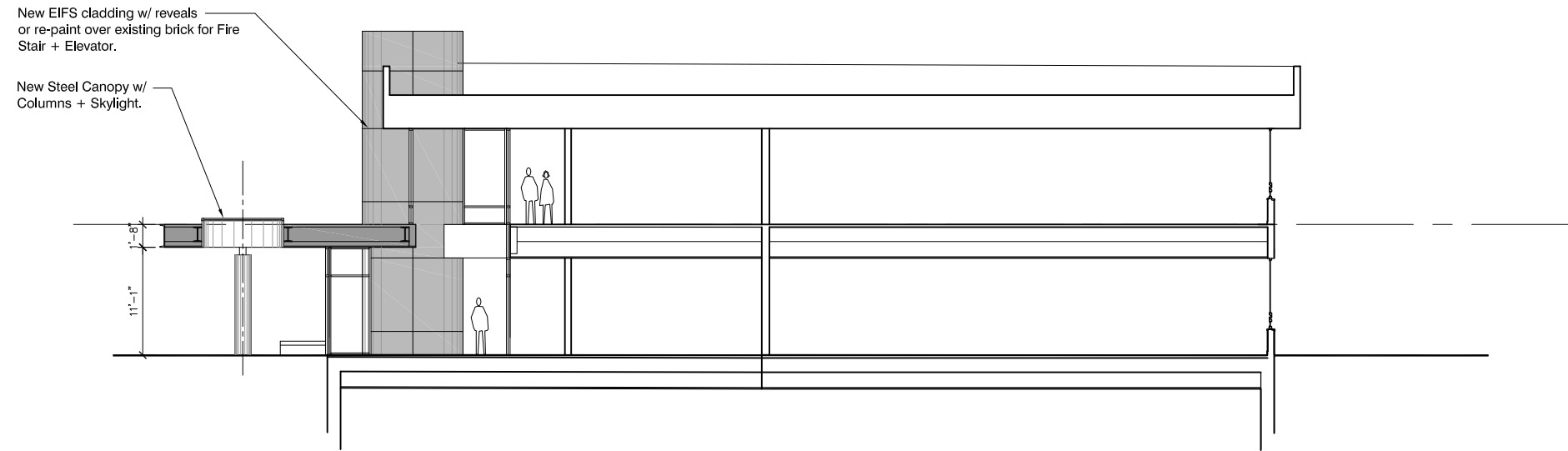


6 **Proposed Exterior Elevation**  
SCALE: 1/8"=1'-0"

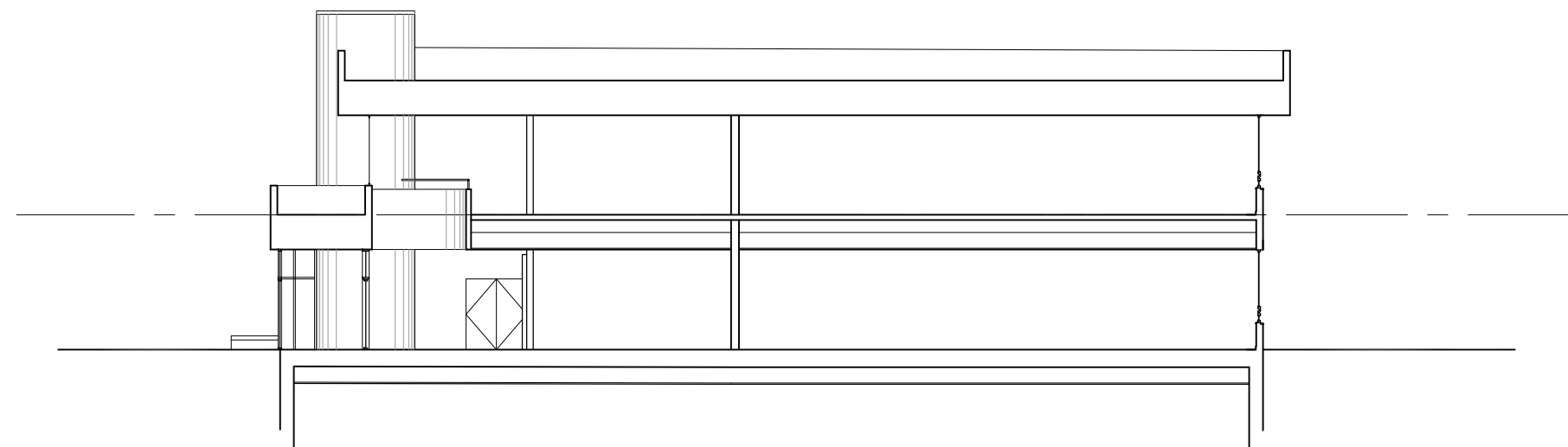


5 **Existing Conditions Elevation**  
SCALE: 1/8"=1'-0"

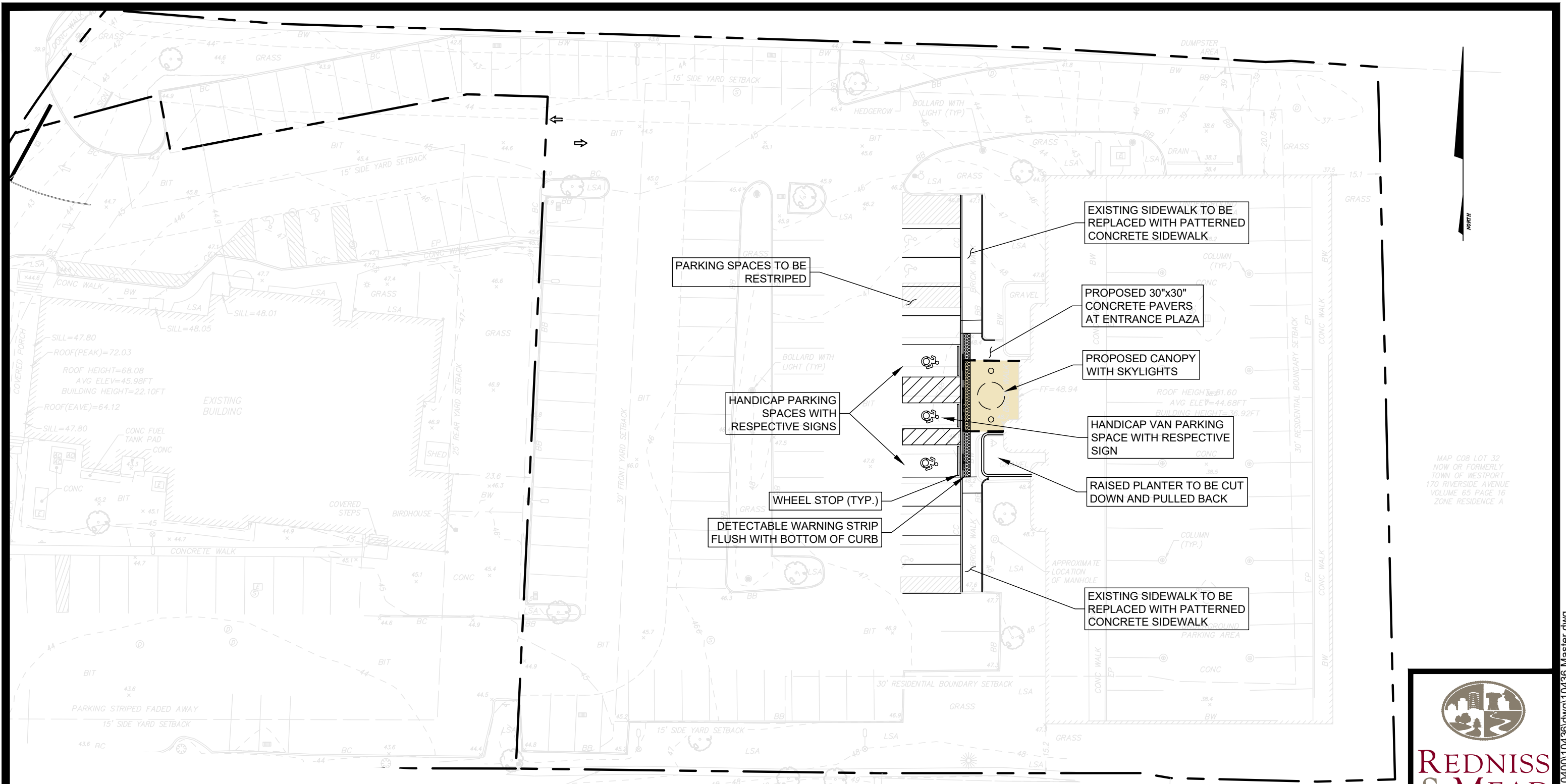




8 **Proposed Schematic Section**  
SCALE: 1/8"=1'-0"



7 **Exist. Schematic Section**  
SCALE: 1/8"=1'-0"



PARKING SPACES TO BE RESTRIPE

HANDICAP PARKING SPACES WITH RESPECTIVE SIGNS

WHEEL STOP (TYP.)

DETECTABLE WARNING STRIP FLUSH WITH BOTTOM OF CURB

EXISTING SIDEWALK TO BE REPLACED WITH PATTERNED CONCRETE SIDEWALK

PROPOSED 30"x30" CONCRETE PAVERS AT ENTRANCE PLAZA

PROPOSED CANOPY WITH SKYLIGHTS


HANDICAP VAN PARKING SPACE WITH RESPECTIVE SIGN

RAISED PLANTER TO BE CUT DOWN AND PULLED BACK

EXISTING SIDEWALK TO BE REPLACED WITH PATTERNED CONCRETE SIDEWALK

MAP COB LOT 32  
NOW OR FORMERLY  
TOWN OF WESTPORT  
170 RIVERSIDE AVENUE  
VOLUME 65 PAGE 16  
ZONE RESIDENCE A

**PROPOSED SITE DEVELOPMENT  
191 POST ROAD WEST  
WESTPORT, CT**



**REDNISS  
& MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

COMM. NO.:	DATE:
10436	03/08/2022
	SCALE:
	1"=30'

3/8/2022 12:35 PM H:\Jobfiles\21000001\104001\10436.dwg 10436 Master.dwg