

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

TUESDAY, APRIL 26, 2022

DRAFT MINUTES

Board Members Present: Vesna Herman, Acting Chair; Jon Halper, Charlie McMillan.
Clerk: Sally Palmer Staff: Donna Douglass.

1. Minutes from the March 22, 2022 meeting were approved.
2. **199 Post Road West:** Proposed canopy (Parcel ID# B08//074/000) submitted by Rick Redniss, Redniss & Mead, for property owned by Taylor Made LLC located in a BPD. (Aerial Exhibit CAI Technologies 4/8/22; Site Plan LANGAN 3/2/22; Designed by CPG Architects 4/6/22.

Appeared: Rick Redniss, Redniss & Mead

The proposed canopy is for the Schulhof Animal Hospital which is located on a shared drive with an office building to its rear. The outdoor dog run is on the back of the building abutting a tarmac parking area and gets very hot in the summer. The proposal is to extend the existing roof to create a covered run.

Jon Halper asked if a variance was required and was told no.

Charlie McMillan asked if the current footprint isn't maxed out for coverage. Mr. Redniss said P & Z wrote new zoning exempting canopies of a certain size. This canopy was approved, no variance required.

Charlie McMillan said fine. Visually, the canopy is an improvement. Board members agreed.

THE APPLICATION FOR A DOG RUN CANOPY IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

3. **1595 Post Road East:** Proposed site improvements including the addition/expansion of landscaped areas, a new 3 story addition, demolition of the front building and driveway/parking improvements (Parcel ID#H09//120/000) submitted by Rick Redniss of Redniss & Mead for property owned by WI Associates located in a GBD/A. (Property survey Redniss & Mead 9/20/2011; Aerial Exhibit CAI Technologies 4/5/22; Beinfield Architecture 4/8/22)

Appeared: Rick Redniss, Redniss & Mead; Bruce Beinfield, Architect; Jim Randall, Esq. for W I Associates

Mr. Redniss said this is the site of the former Westport Inn which has been closed for a couple of years.

We have talked to neighbors and town officials and everyone feels that a quality hotel is important to the town. The proposal is for a new iteration of the property, reduced in size, modified and improved, a quality Delmar Hotel operated by the Greenwich Hospitality Group.

Bruce Beinfield said the building in the front will be removed, the building in the rear retained and improved and the indoor pool will remain. There is a circular drop off and parking at the front of the remaining 41 room hotel, which includes a restaurant, bar, lounge and banquet hall. A new wing on the left side of the property will have 10 residential units, 1,600 to 2,400 s.f., each with a rear garage. There will be 70 parking spaces on grade, of which 40 already exist.

Mr. Beinfield said, after exploring several architectural iterations, a New England style inn seemed the most appropriate for a top notch boutique hotel. A gable roof and traditional materials include gray Hardie plank clapboard siding, true divided light windows and a cedar shingle roof. The entrance is 30 ft high with timber framing and vertical barn siding with a glass metal awning over the entrance. The rear of the building has vertical siding and overlooks an outdoor pool, terrace and dining area. Trees will line the pool area and the property behind it will be a conservation zone. James Doyle is the landscape architect.

The new residential building is the same New England style, a 3 story structure with balconies at each unit, and gray vertical siding and cedar shingle roof. The garages are at the rear, accessed by their own driveway from the Post Road. There will be lush plantings in front of the building. The residents will have access to hotel amenities.

Rick Redniss said they have come to the ARB early in the process to get a feeling about the project from the board. We will have to go to P & Z for special permits for the development.

Vesna Herman asked why the need for a special permit. Mr. Redniss said for the partial demolition of a building, and a three story apartment building with long term renters who will have access to the hotel's amenities. There is also an affordability requirement that will have to be satisfied with an offsite property. Ms. Herman said the ARB would stick to the architectural aspects during the discussion.

Charlie McMillan said he was assuming the massing was consistent, he had already noticed 3 different window styles. Mr. Beinfield said what you see is for review. Mr. McMillan asked about the colors. Mr. Beinfield said the hotel is white, the residential building has nickel gray siding, which is also on the back of the hotel.

Jon Halper asked the height of the residential wing and how it fits with regulations for the zone. Mr. Beinfield said regulations allow for 3 stories in that zone under certain circumstances. Mr. Redniss said the hotel is in a residential zone and the residence is in a commercial zone, 3 stories are allowed. Mr. Halper asked if the dimensions are average grade to the peak. Mr. Redniss said it is under 40 feet to the midpoint of the sloped roof. Mr. Halper verified that what's labeled a hotel suite is in the residential building and hotel rooms are in the renovated building.

Ms. Herman verified that there are 41 hotel rooms and 10 dwelling units. She asked about the affordability component. Mr. Redniss said it doesn't make financial sense to have affordable units on site. They will work with the commission to provide them elsewhere. Ms. Herman asked how extensive the hotel renovation would be. Jim Randall said they are leaving basically what is there, 41 rooms. There will be a cosmetic upgrade so the hotel remains essentially the same but with a substantial upgrade. Mr. Beinfield said the sides and back of the building are not visible, they will be cleaned up and simplified. The front of the building is getting the architectural attention. Ms. Herman asked if we are talking about quality. Mr. Randall said the Delmar is considered one of the top 25 hotels in the US, so 5 star quality.

Charlie McMillan said the service area for the hotel looks small and circuitous. Mr. Beinfield said there is 700 s.f. behind fencing for the dumpster and generator. It is larger than the existing which has worked for a larger operation.

Mr. McMillan said the project is a vast improvement. He liked the different façade colors, the lighter residential building, the darker hotel that recedes. He liked the flow and appreciated the New England forms and materials. It is a nice job and an addition to the town.

Jon Halper agreed, it is beautifully executed, refined and restrained. He hoped it stays that way and is executed to Mr. Beinfield's vision. He had questions about the height of the new wing, he'd like to be convinced that the scale is appropriate to the Post Road. It is beautifully done but he'd like to see it in context to other buildings on the Post Road. He said it would probably be the only pushback the project gets. Jim Randall provided a screen shot of 1177 Post Road East, a 4 story 830-g, much closer to the Post Road. Mr. Beinfield said it is 40 ft from the neighboring building and 60 ft from the Post Road. We could densify the landscaping between the building and the Post Road. Mr. Redniss said the building would not be obvious from the Post Road.

Mr. Halper said he understood. He was playing devil's advocate, it is very strong the way it is designed. He supports the project.

Vesna Herman agreed that the residential building's height and proximity to the street make it look prominent. She wondered what would happen if the darker siding was on the residential building and the lighter on the hotel, it might make the larger building recede. Mr. Beinfield said they had gone through a number of schemes and this seemed to work. Mr. Redniss said the building is sited is farther to the left, you don't get the feel of a 60 ft setback. It isn't obvious in the renderings which are to show the buildings to you.

Ms. Herman said she liked all 3 aspects of the project, the architecture, landscaping and size. She proposes that the project should go forward.

APPLICANTS ARE ASKED TO TAKE THE BOARD'S COMMENTS INTO CONSIDERATION AND RETURN WITH THE FINAL PROJECT (Unanimous)

4. **1680 Post Road East:** Proposed signage and canopy (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 Plan, Waldo & Associates LLC dated 4/8/22; Designer TAD Architecture & Design 4/11/22)

Appeared: Nick Cifaretto of Tacombi

Mr. Cifaretto reminded board members that the building will be resided and will have an outdoor seating area. He said that the board had concerns about the slope of the canopy over the dining area. He provided an updated rendering that showed a softer hipped roof and a consistent fascia around all sides of the red roofed canopy.

Other changes include tweaked window size and screening for mechanicals on the roof. Signage remains the same as originally proposed, mimicking the colors of the building, white, turquoise and red. The transition from the outdoor eating area to the parking lot has been softened with boxwood hedges and white box planters planted with boxwood all around it.

Vesna Herman verified that the sign had been reviewed at a previous meeting.

Jon Halper said thanks for making the changes, it looks good and he supports the application.

Charlie McMillan agreed and said the change of the angle on the dining area roof and its color looks good next to the sign.

Vesna Herman agreed that it is an improvement.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED

(Unanimous)

5. **1076 Post Road East:** Proposed signage for Amazon Fresh, Parcel ID# F09//050/000 submitted by Gary Potts, Professional Permits, for property owned by Post Plaza LLC located in an HSD. (Site Plan by Atlas, 3/18/22; Sign Design by Atlas, 3/18/22)

Appeared: Garry Potts, Professional Permits

Mr. Potts said that at his prior appearance the board had asked for a linear sign design which, at that time, he had never seen. He said the new Amazon Fresh design is linear:

- 27 ft 9 inches long x 6 ft high
- Internally illuminated channel letters, translucent vinyl
- White Amazon logo
- Fresh is green

Mr. Potts said the sign is compliant and he is seeking approval for the design.

Vesna Herman asked if any members of the public wished to comment and received no response.

Charlie Mc Millan had no questions and thanked the applicants for doing what was asked,

Jon Halper agreed and thanked Mr. Potts for going back to the powers that be for a workable solution.

Vesna Herman liked the sign and said its shape would be friendlier for the neighbors as well.

THE SIGN DESIGN RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

Sally Palmer

Recording Secretary

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: 5/2/22

1. Property Address 351 Post Road West
(As listed in the Assessor's records)
2. Property PID# 9125 Zoning District: GBD/A
3. Owner's Name: White Birch Center Inc. Daytime Tel #: _____
Owner's Address: 75 Rampart Rd - Conte, So Norwalk E-mail: _____
4. Agent's Name *(if different)*: Sign Pro Inc. Tracy Becker Daytime Tel #: 860.426.3033
Agent's Address: 60 Westfield Drive, Plantsville, CT 06479 E-mail: tracy@signpro-usa.com
5. Zoning Board of Appeals Case # *(if any)* _____
6. Existing Uses of property: Bank
7. Reason for this Request: Replace sign package from People's United Bank to M&T Bank.

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: _____



Sign Pro Inc.
60 Westfield Drive
Plantsville, CT 06479 USA

P. 860.229.1812
F. 860.223.1812

CTLIC# ELC.0196771-C7
CTLIC# MCO.0903117

signpro-usa.com

LETTER OF AUTHORIZATION

This letter shall serve as authorization for Sign Pro Inc. to act as our agent when applying for the necessary municipal approvals and permits, and for the installation of signs for the conversion of People's United Bank to M&T Bank located at:

Branch Location: 8304

Branch Name: White Birch Plaza

Address: 361-371 Post Road West, Westport, CT

Matthew A. Conte

Owner or Owner's Representative (print)

Owner or Owner's Representative (signed)

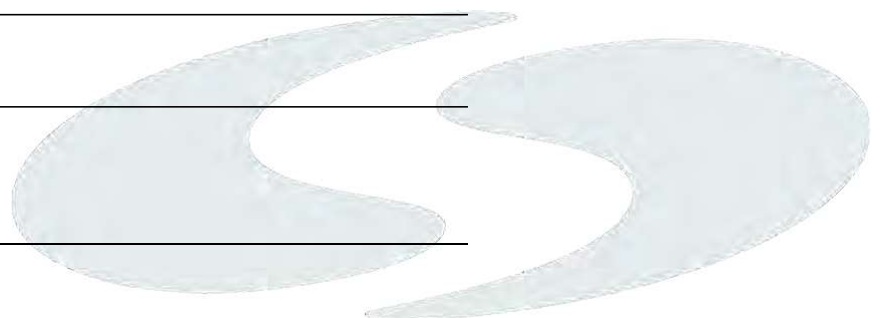
75 Rampart Road

Address

Norwalk, CT 06854

203-853-2400

Phone



M&T Bank

M&T Bank 8184 - White Birch Plaza - Westport, CT

Job# 32189 • April 22, 2022



M&T Bank



M&T Bank Sign Conversion

Site: 8304
White Birch Plaza (Westport 2)
361-370 Post Road West
Westport, CT 06880

Date:	Description of Revision
06/25/21	Revised per the markup
07/06/21	Updated to Standards
12/06/21	Revised R1, R2, R5, R6.
02/08/22	Revised Per Sign Pro Tech Survey
04/15/22	Added R16 R17 R18 R19 (Missed Signs from Survey)

Site Overview



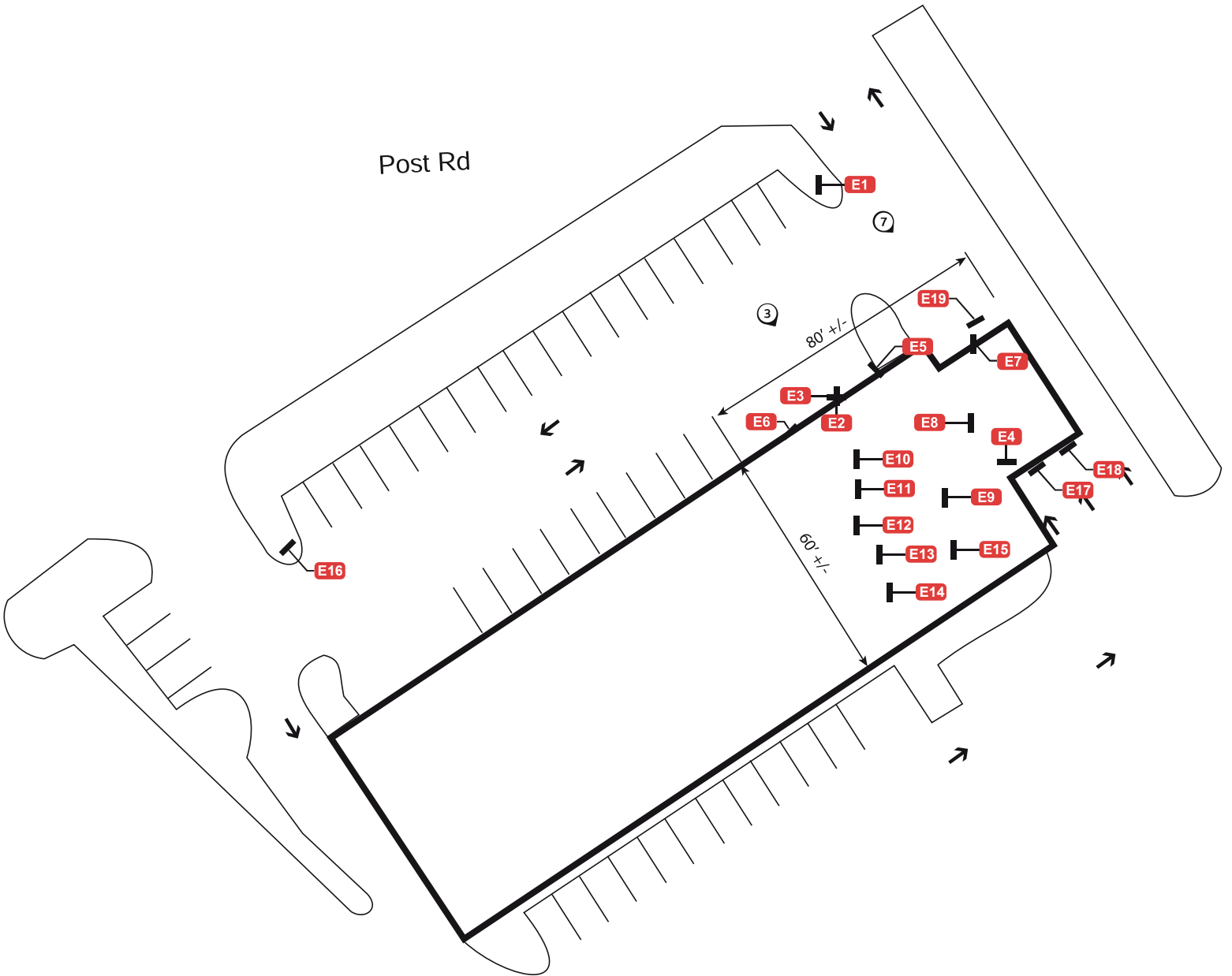
Existing Sign

- E1** 1'-5" x 4'-9 1/2" DF Illum. Tenant Panel
- E2** 2'-4" x 10'-4" Cabinet
- E3** Door Glass (27.5")
- E4** Night Drop
- E5** 1'-6" x 1'-0: HC Parking
- E6** 18" x 12" Blade Sign (Customer Parking)
- E7** 2'-0" x 14'-10" Cabinet
- E8** DU Window
- E9** Dimensional Letters
- E10** Interior ATM
- E11** Interior ATM
- E12** Hanging Panel
- E13** Dimensional Letters
- E14** Dimensional Letters
- E15** Dimensional Letters
- E16** Directional Sign
- E17** None Existing
- E18** None Existing
- E19** None Existing

Recommendation

- R1** 1'-5" x 4'-9 1/2" DF Illum. Tenant Panel
- R2** 2'-8" x 12'-7" Custom Illum. Wall Sign
- R3** Door Vinyl
- R4** By M&T ATM Group
- R5** DOT-HC-1 (Qty 2)
- R6** MP-1-P
- R7** Remove
- R8** By Marketing
- R9** Remove
- R10** By M&T ATM Group
- R11** By M&T ATM Group
- R12** Remove
- R13** Leave As Is
- R14** By Construction Team
- R15** To Be Removed By Construction Team
- R16** D-2-L Directional Sign
- R17** MP-2
- R18** MP-2
- R19** DOT-DNE (Mounted to Bollard)

Site Plan with Existing Signage & Photo Locations



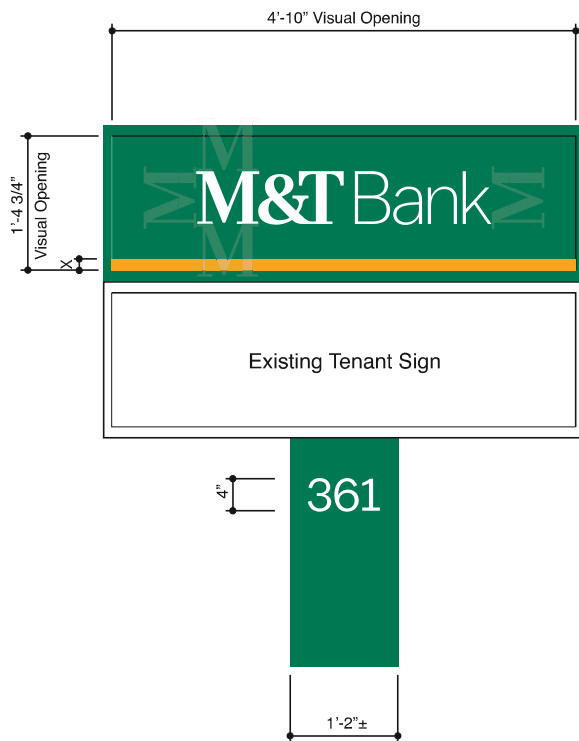
Existing Sign

E1 1'-4 3/4" x 4'-10" V.O. DF Illum. Tenant Panel



Recommendation

R1 1'-4 3/4" x 4'-10" V.O. DF Illum. Tenant Panel
(2) Required



NOTES:

- Face Material To Be White Plex with 3M Translucent Holly Green Vinyl #3630-76 Background, M&T Bank to be Dropped Out White
- Energy Band to be 3M 3630-125 Golden Yellow
- 2/3 Rule of "M" Applied
- Cabinet and Base Paint to Match 3M Holly Green Vinyl, Matthews #MP02072 Satin Finish
- 4" Balto Book Font Address Numerals

Existing Sign

E2 2'-4" x 10'-4" Cabinet

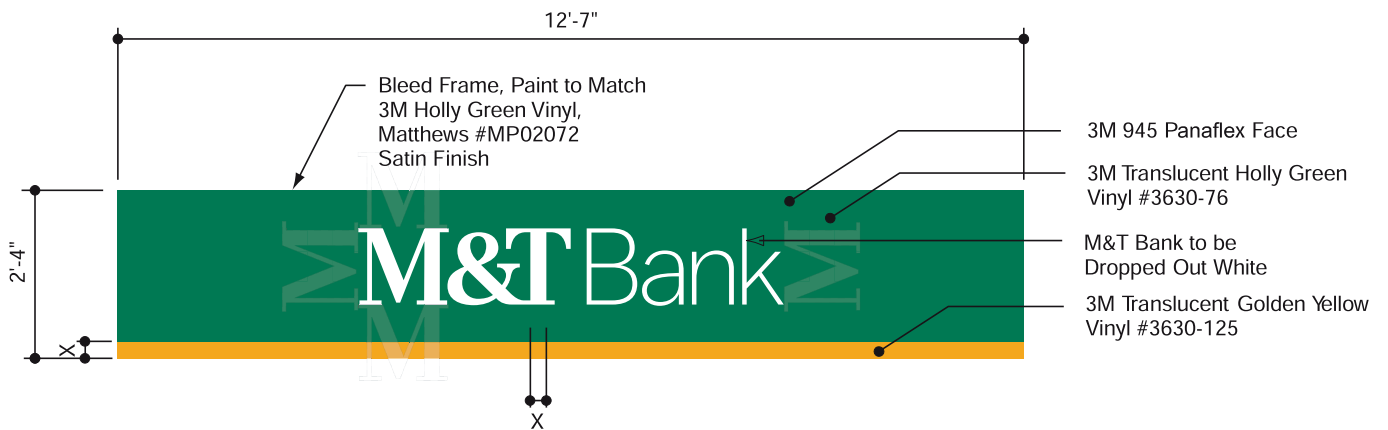


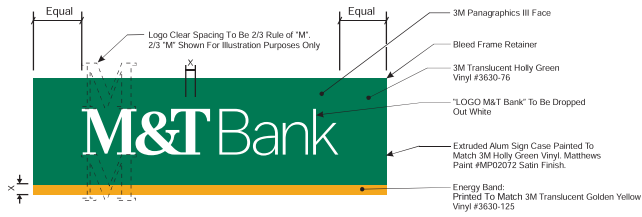
Recommendation

R2 2'-4" x 12'-7" Custom Illum. Wall Sign

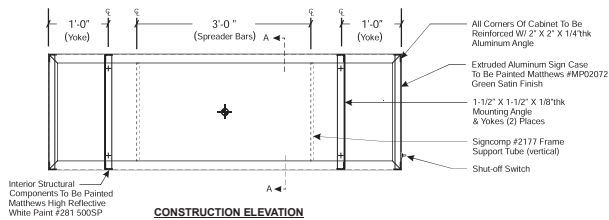


NOTE: Patched & painted area noted by red dotted line.
Approximately: 2'-8" x 12'-7"



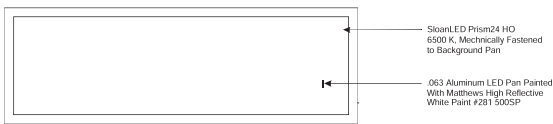


FRONT ELEVATION



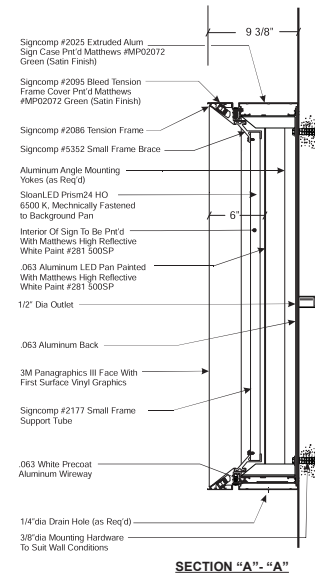
CONSTRUCTION ELEVATION

Wall Sign - 12 Sq. Ft.



LED LAYOUT

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



SECTION "A"-A"

NOTES

1. Sign To Have Weatherproof Toggle Switch & Flush Mount Photo Cell, Tank Series 3900 or Equal.

STANDARD WALL SIGN NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.



Project Address:
M&T Bank
Sign Standards
Design Intent Drawings

SPI WO #: -----
Issue Date: 8/20/2021

Salesperson: Pete Rappoccio
Designer: BSA

DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED

Revisions:

Customer Approval APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT

SIGN

DATE

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SIGN PRO
signpro-usa.com

60 Westfield Drive
Plantsville, CT 06479
860.229.1812



SIGN TYPE

Typical Wall Cabinet

PAGE

1 of 1

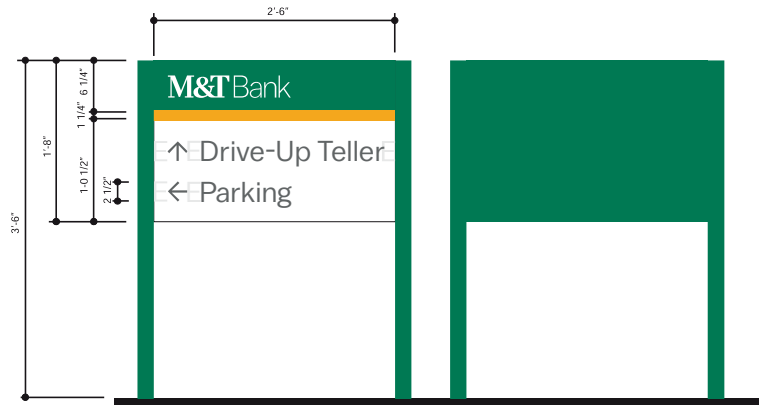
Existing Sign

E16 Directional Sign



Recommendation

R16 D-2-L Directional Sign



Side A

Side B

NOTES:

- Posts, Reveal and Cabinet Painted to Match M&T Green (PMS 341), Matthews MP68243 Satin Finish
- Face Panels Painted Matthews Bright White, Satin Finish, and M&T Green (PMS 341), Matthews MP68243 Satin Finish
- M&T Bank Logo to be 3M 7725-10 White
- Energy Band to be 3M 3630-125 Golden Yellow
- Informational Copy to be 3M 7725-41 Dark Gray, Font to be Balto Book

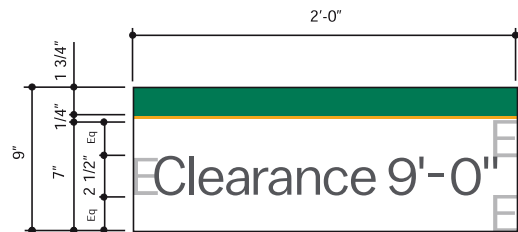
E17 None Existing

E18 None Existing

R17 MP-2

R18 MP-2

Note: Verify Clearance Height Before Manufacturing



NOTES:

- Face Panels To Be .125" Aluminum Pan-Formed 1" Deep, Painted Matthews Bright White, Satin Finish, and M&T Green (PMS 341), Matthews MP68243 Satin Finish
- Energy Band to be 3M 3630-125 Golden Yellow
- Informational Copy to be 3M 7725-41 Dark Gray, Font to be Balto Book
- Paint & Patch Wall As Required

MP-2



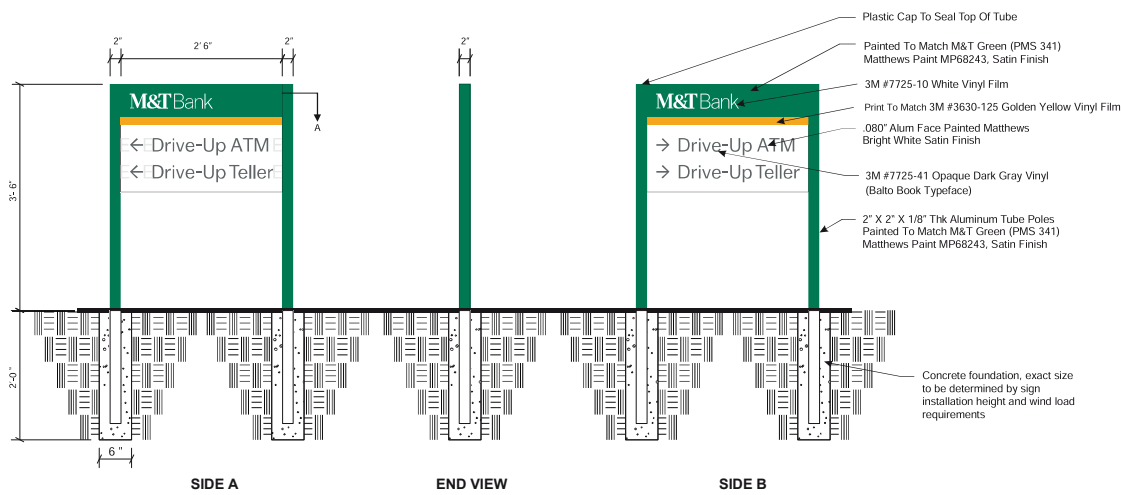
Project Address:
M&T Bank
Sign Standards
Design Intent Drawings

SPI WO #: -----
Issue Date: 10/21/2021

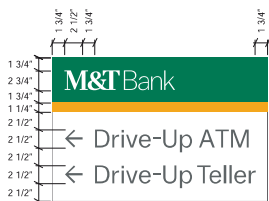
Salesperson: Pete Rappoccio
Designer: BSA

DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED

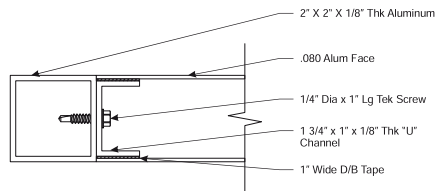
Revisions:



ELEVATION
4.1 Sq. Ft.



FACE MESSAGE LAYOUT



SECTION "A"

Customer Approval APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT

SIGN

DATE

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60 Westfield Drive
Plantsville, CT 06479
860.229.1812



SIGN TYPE
Typical Directional
PAGE
1 of 1

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: 5/2/22

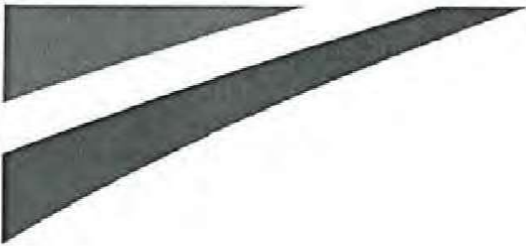
1. Property Address 351 Post Road West
(As listed in the Assessor's records)
2. Property PID# 9125 Zoning District: GBD/A
3. Owner's Name: White Birch Center Inc. Daytime Tel #: _____
Owner's Address: 75 Rampart Rd - Conte, So Norwalk E-mail: _____
4. Agent's Name *(if different)*: Sign Pro Inc. Tracy Becker Daytime Tel #: 860.426.3033
Agent's Address: 60 Westfield Drive, Plantsville, CT 06479 E-mail: tracy@signpro-usa.com
5. Zoning Board of Appeals Case # *(if any)* _____
6. Existing Uses of property: Bank
7. Reason for this Request: Replace sign package from People's United Bank to M&T Bank.

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: _____



Sign Pro Inc.
60 Westfield Drive
Plantsville, CT 06479 USA

P. 860.229.1812
F. 860.223.1812

CTLIC# ELC.0196771-C7
CTLIC# MCO.0903117

signpro-usa.com

LETTER OF AUTHORIZATION

This letter shall serve as authorization for Sign Pro Inc. to act as our agent when applying for the necessary municipal approvals and permits, and for the installation of signs for the conversion of People's United Bank to M&T Bank located at:

Branch Location: 8182
Branch Name: Westport
Address: 371 Post Road East, Westport, CT

Davide Iossopano

Owner or Owner's Representative (print)

[Signature]

Owner or Owner's Representative (signed)

850 Main St

Address

Bridgewater CT 06604

203 338 4468

Phone



M&T Bank

M&T Bank 8182 - Westport, CT

Job# 32185 • March 23, 2022



M&T Bank

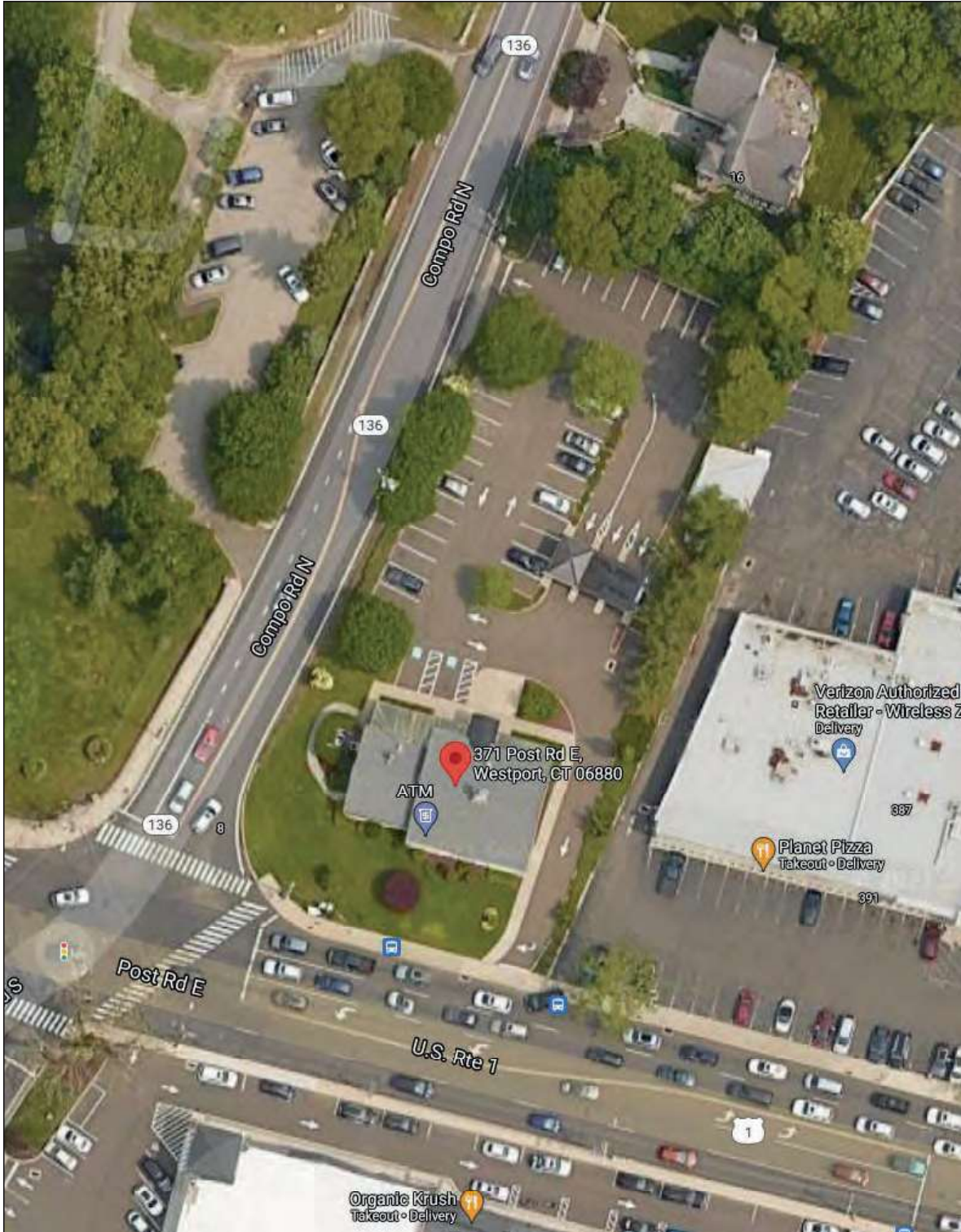


M&T Bank Sign Conversion

Site: 8182
Westport
371 Post Road East
Westport, CT 06880

Date:	Description of Revision
11/11/21	Corrected List of Signs, Revised E1 per Tech Survey
	Revised R1 R2 R3 R4 R8 R9
12/02/21	Revised R1 R2 R4 R6
12/29/21	Resized R2
2/08/22	Resized Per Sign Pro Tech Survey

Site Overview



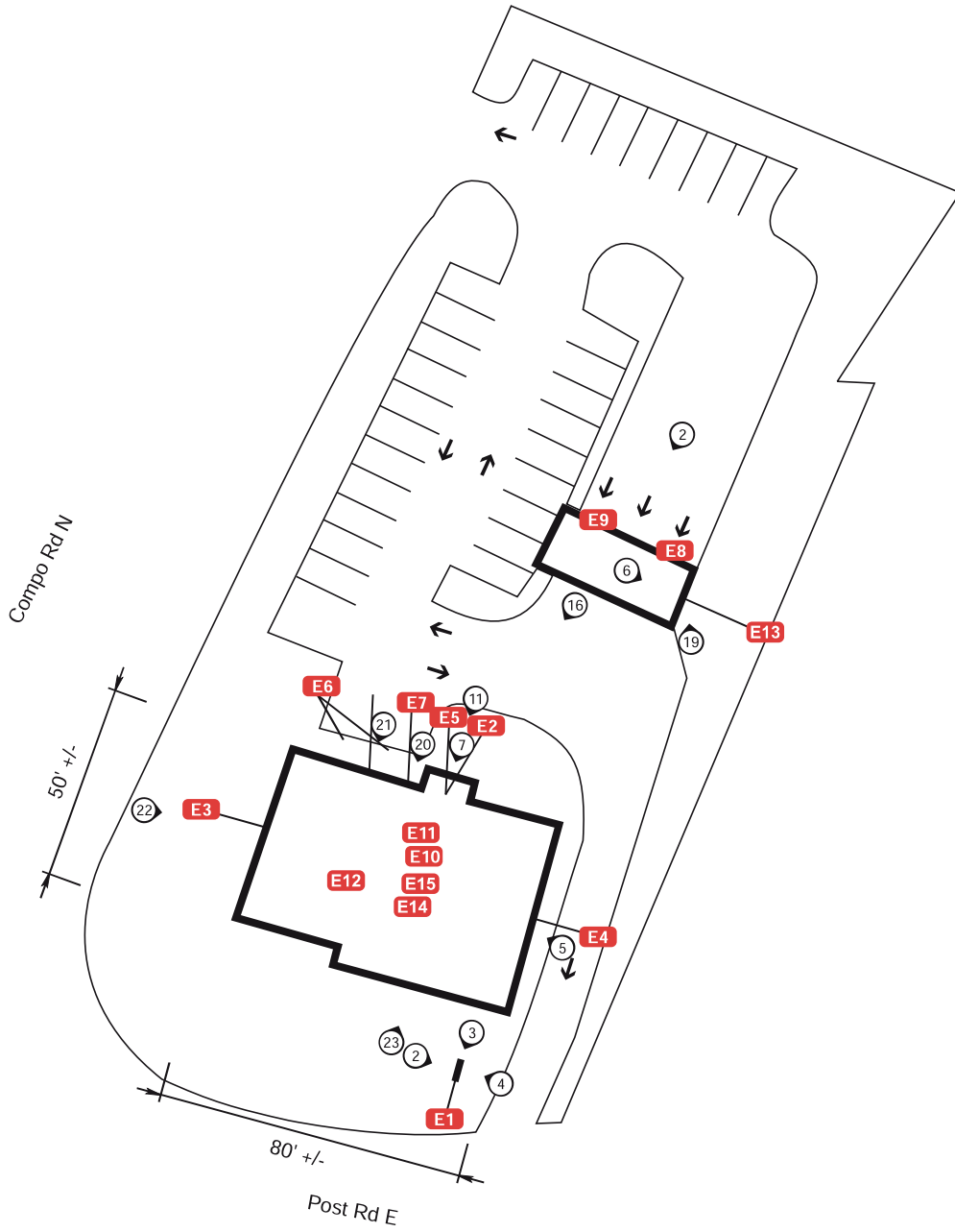
Existing Sign

- E1** 1'-11 1/4" x 3'-2" DF IL Ground Sign
- E2** 1'-9 1/2" x 8'-0" Wall Cabinet
- E3** 2'-5" x 13'-8" Wall Cabinet
- E4** 2'-5" x 13'-8" Wall Cabinet
- E5** 24" Door Glass
- E6** 1'-6" x 1'-0" Parking Sign
- E7** Night Drop
- E8** Wall
- E9** Wall
- E10** Window Vinyl
- E11** Dimensional Letters
- E12** Dimensional Letters
- E13** ATM
- E14** ATM
- E15** ATM

Recommendation

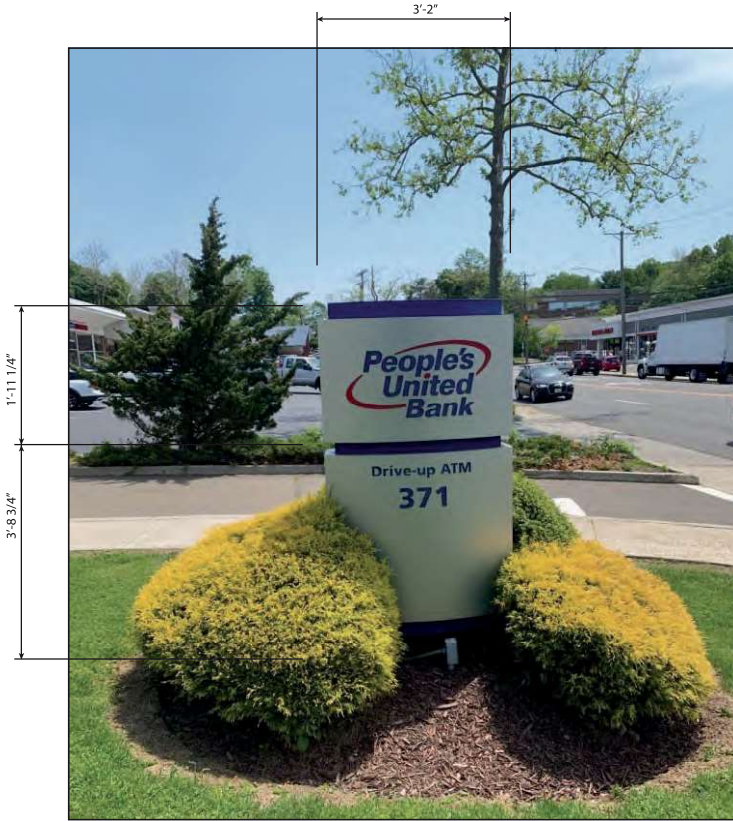
- R1** V-8x3
- R2** 1'-8" x 6'-8" Custom IL Wall Sign
- R3** 2'-6" x 13'-0" Custom IL Wall Sign
- R4** 2'-5" x 15'-0" Custom IL Wall Sign
- R5** Door Vinyl
- R6** DOT-HC-1 w/Secondary Panels (Qty 2)
- R7** By Construction Group
- R8** MP-2
- R9** MP-2 (Qty. 2)
- R10** Leave As Is
- R11** Remove
- R12** Remove
- R13** By M&T ATM Group
- R14** By M&T ATM Group
- R15** By M&T ATM Group

Site Plan with Existing Signage & Photo Locations



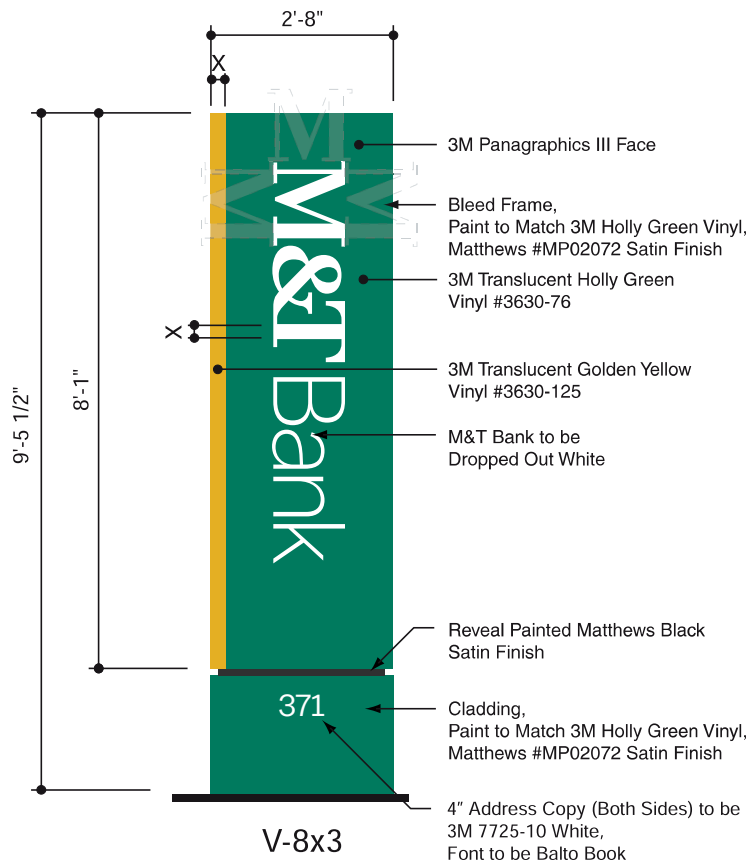
Existing Sign

E1 1'-11 1/4" x 3'-2" DF IL Ground Sign
 11/1/21 Per SignPro Tech Survey: 6 SqFt.



Recommendation

R1 V-8x3





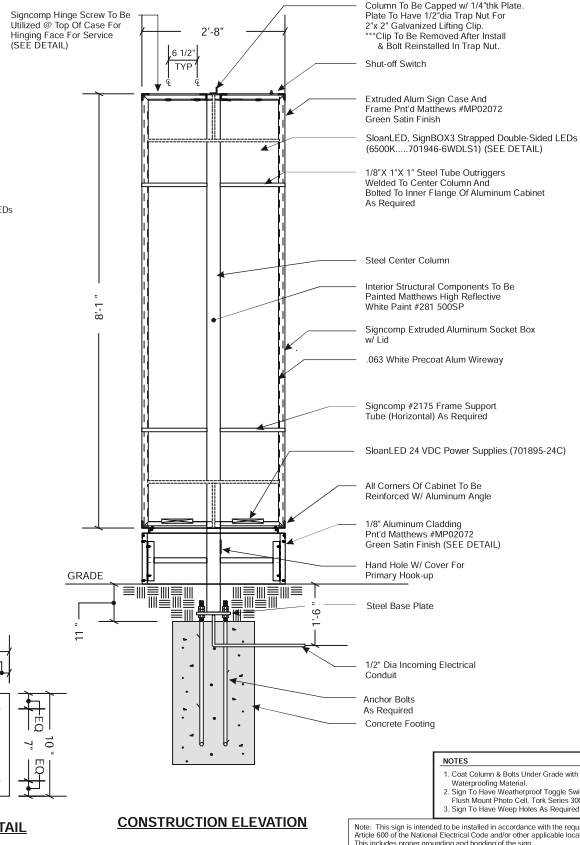
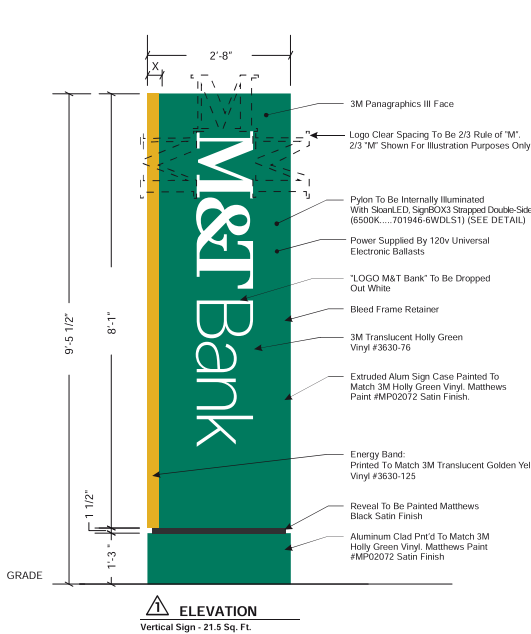
Project Address:
M&T Bank
Sign Standards
Design Intent Drawings

SPI WO #:
Issue Date: 8/20/2021

Salesperson: Pete Rappoccio
Designer: BSA

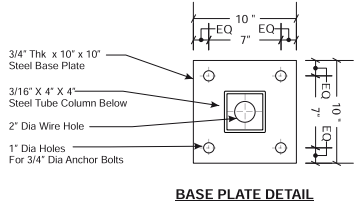
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Revisions:
BSA - 3/14/2022 - REV 1



Electrical Load
(2.34 Amps @ 120 Volts)
Electrical Reqmts
(1) 20 Amp/120 Volt Circuits

- STANDARD PYLON NOTES:**
- Sufficient Primary Circuit in Vicinity Of Sign By Others.
 - Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 - Sign Shall Be U.L. Listed.
 - Soil Assumed To Be Medium Clay, Or Better, With Minimum Soil Bearing Capacity Of 2,500 PSF.
 - Concrete 2,500 PSI @ 28 Days.
 - Reinforcing Steel Shall Be ASTM A615 GR-40.
 - Structural Steel Shall Be ASTM A36.
 - All Welds Shall Conform To A.W.S. Standards.



- NOTES**
- Cap Column & Bolts Under Grade with Waterproofing Material.
 - Sign To Have Weatherproof Toggle Switch & Flush Mount Photo Cell, Tank Series 3020 or Equivalent.
 - Sign To Have Weep Holes As Required.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Customer Approval APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT SIGN DATE

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60 Westfield Drive
Plantsville, CT 06479
860.229.1812



SIGN TYPE
V-8x3
PAGE
1 of 4



Project Address:
M&T Bank
Sign Standards
Design Intent Drawings

SPI WO #: -----
Issue Date: 8/20/2021

Salesperson: Pete Rappocci
Designer: BSA

DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED

Revisions:
BSA - 3/14/2022 - REV 1

<p>1) SignBOX 3 LIGHTS LAD OUT 6.5" CENTER TO CENTER 2) EACH 24 VDC 100W POWER SUPPLY CAN RUN UP TO 24" DOUBLE SIDED SignBOX 3 6500K LIGHTS 3) LAYOUT BASED ON THE SIGNBOX 3 6500K BEING MOUNTED 5-12" FROM THE FACE MATERIAL 4) ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE STATED 5) PRIMARY SYSTEM POWER: 141.2 WATTS 6) LED MODULE POWER USAGE(secondary): 122.88 WATTS</p>	<p>STRUCTURAL SUPPORT GUIDELINES FOR SIGNBOX 3 6500K LIGHT: VERTICAL MOUNTING: SPACE SUPPORTS AT EVEN INTERVALS, BUT NO FURTHER APART THAN 6" (2.4M) HORIZONTAL MOUNTING: SPACE SUPPORTS AT EVEN INTERVALS, BUT NO FURTHER APART THAN 4" (1.2M) FOR BEST RESULTS THE SIGNBOX 3 LIGHTS HAVE BEEN PLACED IN THE SIGN: <input type="checkbox"/> VERTICALLY <input type="checkbox"/> HORIZONTALLY</p>	<p>SloanLED Leaders in LED Technology www.SloanLED.com Phone: 805.676.3200 Toll-Free: 888.747.4LED Fax: 805.676.3206</p>						
<p>JOB MAY REQUIRE BRACKETS DEPENDING ON CAN DEPTH AND PRODUCT TYPE (SINGLE OR DOUBLE SIDED) CONTACT YOUR SALES REPRESENTATIVE FOR MORE INFORMATION.</p>								
<p>V 8X3</p>								
<p>ESTIMATED PRODUCT B.O.M. PER DOUBLE SIDED SIGN: 32 Each 701946-6WDLS1 - Double Sided SignBox 3 6500K 2 Each 701895-24S2 - 100W Power Supply 24VDC 2 Each 402106-20 - 20 Each Bag of Clips 1 Each 100' Roll of Jacketed Cable OPTIONAL MOUNTING HARDWARE: 1 Each 402107-10 - 10 Each Bag of Mounting Brackets</p>	<p>1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited. 2) This layout is based upon SloanLED product standards. SignBOX 3 and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. To ensure accurate product requirements, it is recommended that product is tested using customer's specific Signage requirements. 3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside cabinet for optimal illumination. 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.</p>							
<table border="1"> <tr> <th>DRAWN</th> <th>DATE</th> <th>JOB NUMBER</th> </tr> <tr> <td>HM/MI</td> <td>09/28/21</td> <td>12323</td> </tr> </table>	DRAWN	DATE	JOB NUMBER	HM/MI	09/28/21	12323	<p>M & T BANK</p>	
DRAWN	DATE	JOB NUMBER						
HM/MI	09/28/21	12323						

Customer Approval APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT

SIGN

DATE

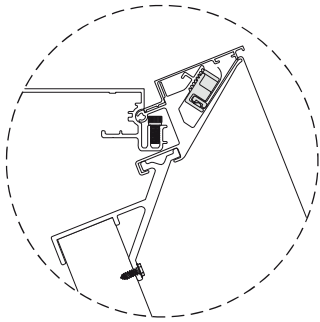
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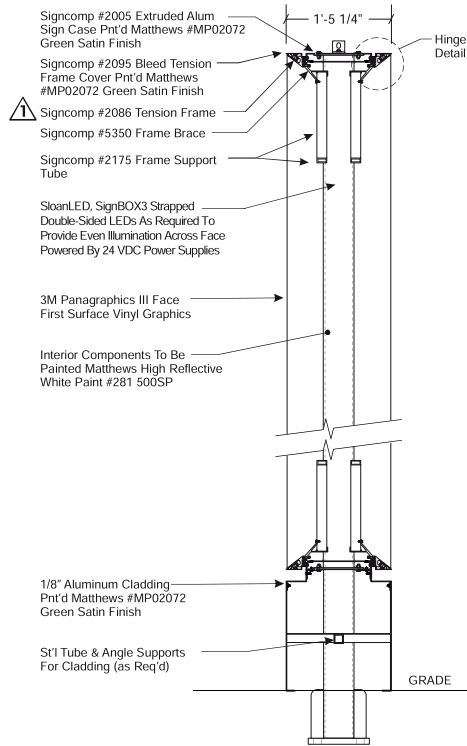


SIGN TYPE
V-8x3
PAGE
2 of 4



1 SIGNCOMP "HINGE SCREW" DETAIL

1. Coat Column & Bolts Under Grade with Waterproofing Material.
2. Sign To Have Weatherproof Toggle Switch & Flush Mount Photo Cell, Tork Series 3000 or Equal.
3. Sign To Have Weep Holes As Required.



TYP CROSS SECTION THRU PYLON



Project Address:
M&T Bank
Sign Standards
Design Intent Drawings

SPI WO #: -----
Issue Date: 8/20/2021

Salesperson: Pete Rappoccio
Designer: BSA

DRAWINGS ARE NOT TO SCALE
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Revisions:
BSA - 3/14/2022 - REV 1

Customer Approval APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT

SIGN

DATE

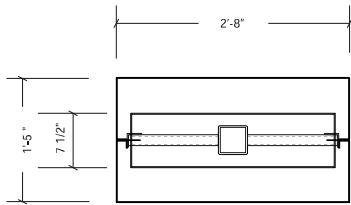
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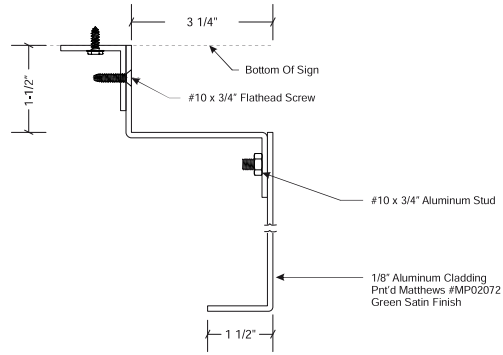
60 Westfield Drive
Plantsville, CT 06479
860.229.1812



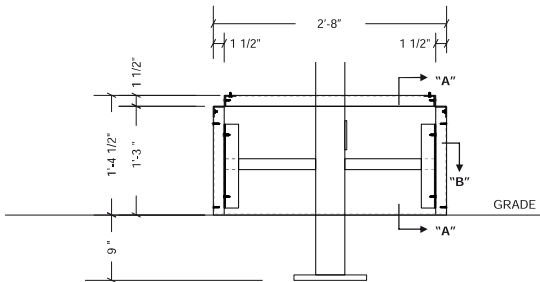
SIGN TYPE
V-8x3
PAGE
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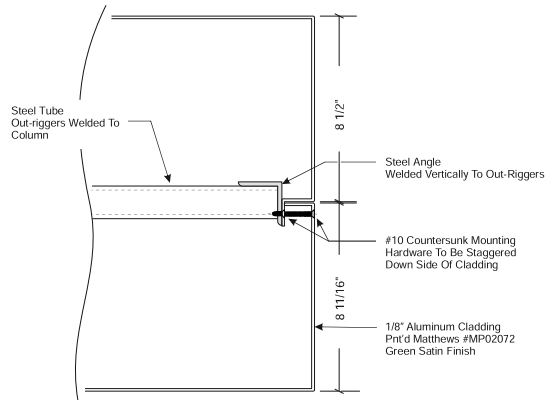
CLADDING
PLAN VIEW



SECTION "A"- "A"



CLADDING
CONSTRUCTION VIEW



SECTION "B"- "B"



Project Address:
M&T Bank
Sign Standards
Design Intent Drawings

SPI WO #: -----
Issue Date: 8/20/2021

Salesperson: Pete Rappoccio
Designer: BSA

DRAWINGS ARE NOT TO SCALE
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Revisions:
BSA - 3/14/2022 - REV 1

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PRINT

SIGN

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SIGN TYPE
V-8x3
PAGE
4 of 4

Existing Sign

E2 1'-8" x 7'-7 3/4" Wall Cabinet

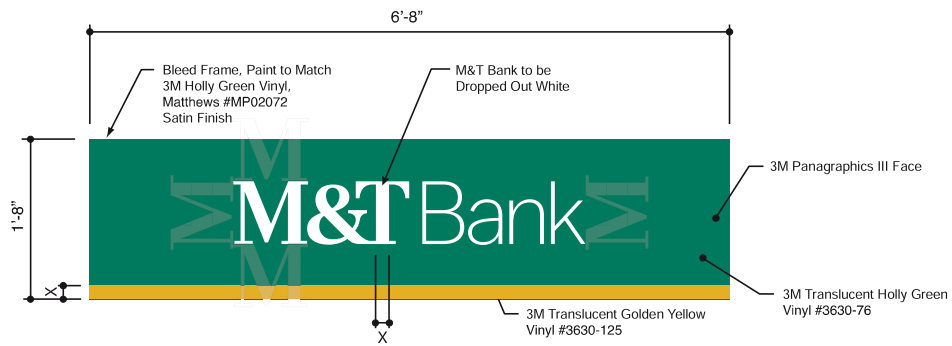


Recommendation

R2 1'-8" x 6'-8" Custom IL Wall Sign



NOTE: Patched & brushed area noted by red dotted line.
Approximately: 1'-9 1/2" x 6'-8"



Custom Illuminated Wall Sign

Existing Sign

E3 2'-6" x 13'-3" Illuminated Wall Sign

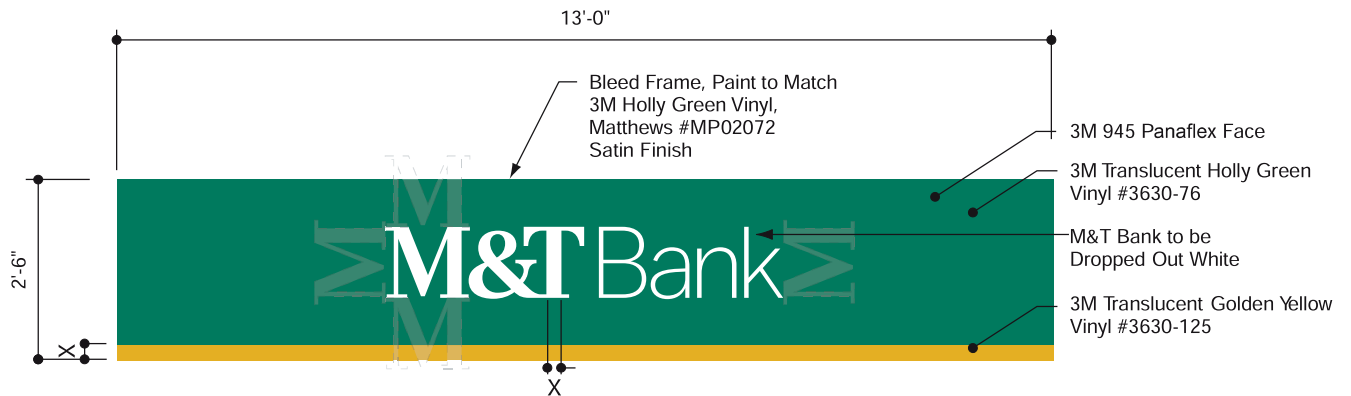


Recommendation

R3 2'-6" x 13'-0" Custom Illuminated Wall Sign



NOTE: Patched & brushed area noted by red dotted line.
Approximately: 2'-5" x 13'-8"



Custom Illuminated Wall Sign

Existing Sign

E4 2'-5" x 13'-8" Illuminated Wall Sign

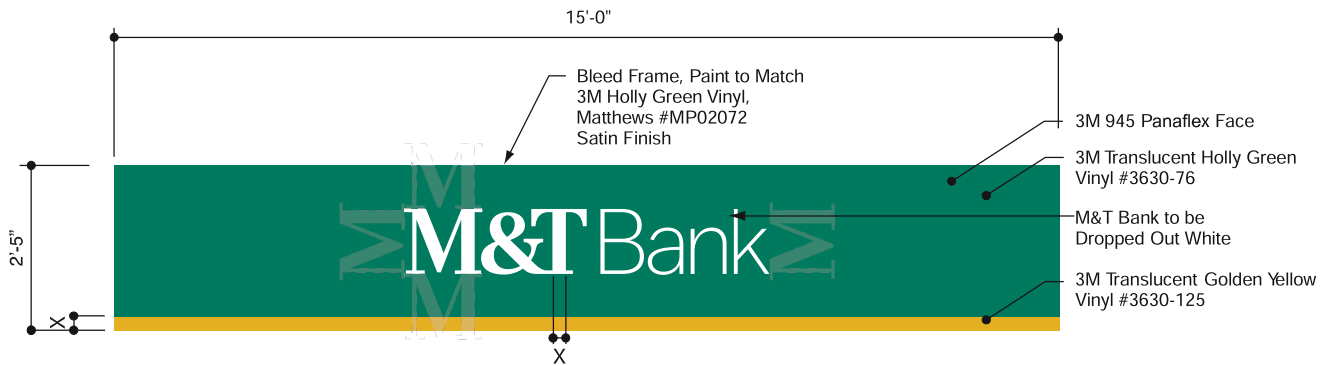


Recommendation

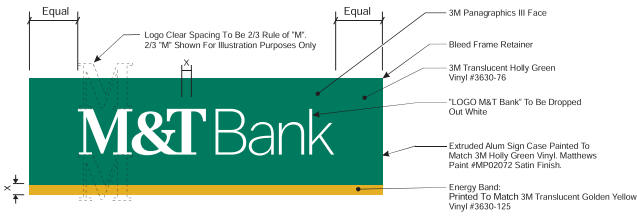
R4 2'-5" x 15'-0" Custom IL Wall Sign



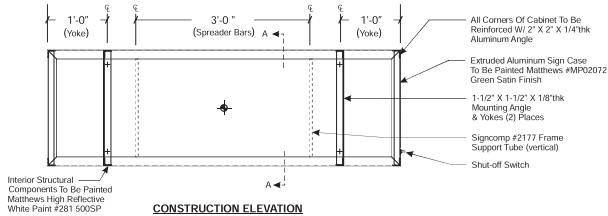
NOTE: Patched & painted area noted by red dotted line.
Approximately: 2'-6" x 15'-0"



Custom Illuminated Wall Sign

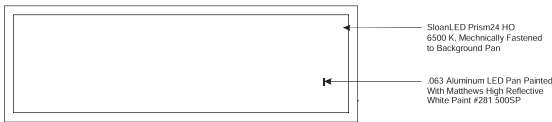


FRONT ELEVATION



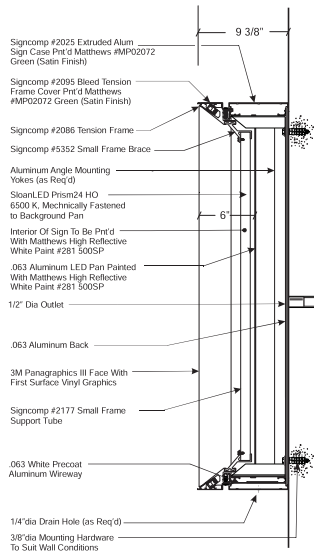
CONSTRUCTION ELEVATION

Wall Sign - 12 Sq. Ft.



LED LAYOUT

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



SECTION "A"- "A"

NOTES

1. Sign To Have Weatherproof Toggle Switch & Flush Mount Photo Cell, Torq Series 3000 or Equal.

STANDARD WALL SIGN NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.



Project Address:
M&T Bank
Sign Standards
Design Intent Drawings

SPI WO #: ----
Issue Date: 8/20/2021

Salesperson: Pete Rappocci
Designer: BSA

DRAWINGS ARE NOT TO SCALE
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Revisions:

Customer Approval APPROVED APPROVED AS NOTED REVISE & RESUBMIT

PRINT

SIGN

DATE

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SIGN TYPE
Typical Wall Cabinet
PAGE
1 of 1

Existing Sign

E6 1'-6" x 1'-0" Parking Sign



Recommendation

R6 DOT-HC-1 w/Secondary Panels (Qty 2)
Note: Concrete Mount



NOTES:

- Face Material To Be .125" Aluminum Plate
- DOT Standard

E7 Night Drop



R7 By Construction Group

- When "DEPOSITORY" is shown as blue
 - If possible, replace or cover with blank panel.
 - If it is not possible to replace or cover with blank panel then the letters should be painted black.
- When "DEPOSITORY" is shown as black or any other color
 - Leave as is.

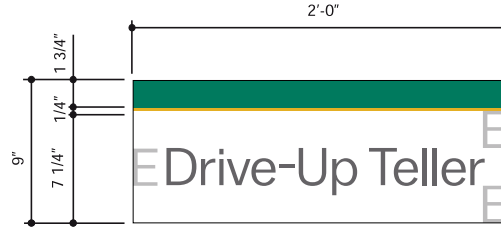
Existing Sign

E8 Wall



Recommendation

R8 MP-2



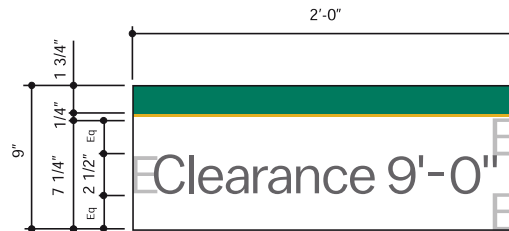
NOTES:

- Face Panels To Be .125" Aluminum Pan-Formed 1" Deep, Painted Matthews Bright White, Satin Finish, and M&T Green (PMS 341), Matthews MP68243 Satin Finish
- Energy Band to be 3M 3630-125 Golden Yellow
- Informational Copy to be 3M 7725-41 Dark Gray, Font to be Balto Book
- Paint & Patch Wall As Required

E9 Wall



R9 MP-2 (Qty 2)



NOTES:

- Face Panels To Be .125" Aluminum Pan-Formed 1" Deep, Painted Matthews Bright White, Satin Finish, and M&T Green (PMS 341), Matthews MP68243 Satin Finish
- Energy Band to be 3M 3630-125 Golden Yellow
- Informational Copy to be 3M 7725-41 Dark Gray, Font to be Balto Book
- Paint & Patch Wall As Required

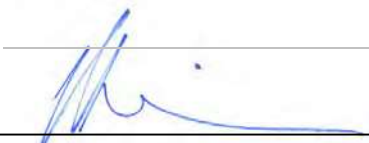
ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

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: 5/2/22

1. Property Address 351 Post Road West
(As listed in the Assessor's records)
2. Property PID# 9125 Zoning District: GBD/A
3. Owner's Name: White Birch Center Inc. Daytime Tel #: _____
Owner's Address: 75 Rampart Rd - Conte, So Norwalk E-mail: _____
4. Agent's Name *(if different)*: Sign Pro Inc. Tracy Becker Daytime Tel #: 860.426.3033
Agent's Address: 60 Westfield Drive, Plantsville, CT 06479 E-mail: tracy@signpro-usa.com
5. Zoning Board of Appeals Case # *(if any)* _____
6. Existing Uses of property: Bank
7. Reason for this Request: Replace sign package from People's United Bank to M&T Bank.



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: _____

Proposed Text Change

Note: Proposed new language is shown highlighted and underlined.

To Amend §5 (Definitions) subsection 5-2 (Specific Terms) by adding A Memory Care Facility:

A Memory Care Facility is a building or buildings accommodating patients requiring specialized care for memory issues including Alzheimer's disease and dementia.

To Amend §6 (Non-Conforming Uses, Buildings & Lots) by adding §6-7 Renovation of Existing Nursing Home or Skilled Nursing Facility

6-7 Renovation of Existing Nursing Home or Skilled Nursing Facility)

Notwithstanding any provision set forth in the Westport Zoning Regulations, land in the RORD-1 District and used as a nursing home or skilled nursing facility, where the Planning and Zoning Commission makes a finding that the renovation into a Memory Care Facility improves the landscaping and streetscape, a nonconforming building may be expanded, modified, and/or redeveloped provided that the requirements set forth in §6-7.1-6.7.7 below are met. In the event of any conflict between any of the provisions of this Section 6-7 and any other provision of the Westport Zoning Regulations, the provisions of this Section shall control. Renovation is subject to a Special Permit and Site Plan approval in accordance with §43 and §44 herein, except as modified below:

6-7.1 Setbacks

All additions to existing nonconforming buildings shall be conforming to required setbacks. Existing parking, driveways, accessory structures, including above-grade utilities and trash enclosures, shall be complied with to the greatest extent possible without the creation of any new non-conforming conditions.

6-7.2 Height

The Planning and Zoning Commission may allow additions at the same height and stories as the existing building plus up to five (5) feet of additional roof height to enhance architectural diversity and screen mechanical equipment up to 10 feet in height which is exempt from height limitations.

6-7.3 Coverage

Building coverage shall not exceed 50% of the lot area. Total existing coverage shall not exceed eighty percent (80%).

6-7.4 Floor Area Ratio

Total Floor Area shall not exceed 1.25 and maximum floor area per floor limitation shall not apply.

6-7.5 Parking

Existing nonconforming parking ratio shall be improved to not less than a minimum of 1 parking space per 3 beds.

6-7.6 Loading

Existing nonconforming Loading Space(s) may remain or be relocated.

6-7.7 Curb Cuts

The existing number of curb cuts may remain and/or be relocated.

6-7.8 Landscaping, Screening and Buffer Areas

Existing nonconforming landscape buffer areas may remain.

6-7.9 Excavation and Fill

The renovation may have grading within five (5) feet of the property line where the Planning and Zoning Commission makes a finding that the site design is enhanced while not creating any significant adverse impacts to abutting properties. Such enhancement may include landscaping, buffers, sidewalks, emergency access, public safety, or other improved design features.

To Amend §22-2.2 Special Permit Uses

Business, professional, Memory Care Facility, insurance, real estate or other offices; Healthcare Professional offices (as defined herein), but excluding medical offices, (as defined herein).

To Amend §34-5 (Parking Requirement Table) by adding:

USE	MINIMUM REQUIRED PARKING SPACES
<u>Memory Care</u>	<u>1 space for each 3 beds</u>

Explanatory Statement

Proposed Text Change to Amend §5 (Definitions) subsection §5-2 (Specific Terms) by adding Memory Care, §6 (Non-Conforming Uses, Buildings & Lots) by adding §6-7 (Renovation of Nursing Home or Skilled Nursing Facility), §22-2.2 Restricted Office-Retail Districts #1, 2, &3 (RORD) Special Permit Uses, and §34-5 (Parking Requirement Table).

Purpose/Benefits

To help maintain, enhance, and meet the growing need for Senior Housing options, and to help redevelop existing nonconforming nursing home or skilled nursing facility, we are proposing to amend:

- §5-2 by adding definition for Memory Care.
- §6 by adding a new section, §6-7, and standards for renovation and expansion of existing buildings legally being used as nursing home or skilled nursing facility.
- §22-2.2 by adding Memory Care Facility as a Special Permit Use.
- §34-5 by adding specific parking standards for Memory Care.

The changes also serve to address several goals and strategies highlighted in the Westport Plan of Conservation and Development, including:

1. 4.3 Promote Good Design, A Community Design, p. 30
 - Maintain an architectural review process to help preserve and enhance the character of Westport and maintain the overall “sense of place.”
2. 9.4 Improve Business Areas Along Route 1 p.76
 - Require all new or redeveloped sites along the Post Road to install sidewalks and provide landscaping in ways to enhance the Post Road.
 - Seek ways to modify the Zoning Regulations to encourage appropriate improvements and/or redevelopment along the Post Road, p. 78
 - Revisit the parking ratio for business uses since:
 - i. Requiring more parking spaces than are needed increases impervious coverage and reduces economic development and/or landscaping opportunities, and
 - ii. Reducing the parking requirements may open up the opportunity for redevelopment of some parcels and result in improved buildings, more landscaping, access management, and other desirable outcomes.
 - Consider the potential for some properties on the Post Road to accommodate mixed-use buildings and/or mixed-use developments (containing housing) in order to increase the variety of housing choices in locations with access to shopping and public transportation.
3. 10.1 Overview (“Westport’s wide variety of housing types from modest homes and historic structures to grand manor homes is one of its strongest features.”), p. 79.

4. 10.2 Maintain Residential Character, p. 80
 - Protecting residential neighborhoods from encroachment by inappropriate uses, and
 - Managing residential development and redevelopment and other activities on residential properties to ensure they are appropriate for the site and/or given the impacts on neighbors.
5. 10.4. Monitor Changing Housing Needs, p.85
 - Seek ways to address changing housing needs while maintaining the character and integrity of Westport.

Summary of Proposed Text Changes

The following summarizes the proposed changes and their potential application on the Demonstration Site.

§5-2 Specific Terms

Memory Care To outline specific characteristics to be considered a Memory Care Facility.

§6-7 Renovation of Existing Nursing Home or Skilled Nursing Facility

§6-7 In order to qualify for this section, the site must be in the RORD-1 zoning district and be presently used as a nursing home or skilled nursing facility.

§6-7.1 -- §6-7.4 - Create appropriate setback, height, coverage, and floor area standards while allowing flexibility for the design and to maintain, enhance, and encourage renovations of nursing home or skilled nursing facility.

- Setback standards are included to permit some flexibility of design for redeveloping sites to accommodate the requirements of Memory Care Facilities, and existing buildings, parking, accessory structures, utilities and trash areas that are nonconforming.
- The proposed height provides flexibility for the Planning and Zoning commission to allow additions at the same height and stories plus up to 5 feet of additional roof height to enhance architectural diversity and exempt up to 10 feet for mechanical equipment.
- An increased building coverage standard (50%) is proposed to accommodate redevelopment of nonconforming buildings including allowing for flexibility to accommodate the needs of Memory Care Facilities. The Demonstration Site will decrease total coverage from 84.4% to 78.7%, and a minor increase building coverage from 42.7% to 43.5%.
- To encourage redevelopment of nursing homes and/or skilled nursing facilities in need of modernization, a Floor Area Ratio of 1.25 is proposed and the limitation of a max floor area per floor is removed.

§6-7.5, §6-7.6, & §6-7.7 Parking, Loading, & Curb Cuts – Create appropriate parking standards for Memory Care Facilities consistent with the standards for Hospitals and convalescent homes. To accommodate the needs of the facility, existing non-conforming Loading spaces and number of curb cuts are allowed to remain and/or be relocated.

§6-7.8 Landscaping – To allow existing non-conforming landscape buffers to remain.

§6-7.9 Excavation and Fill - Exemption from certain aspects of the Excavation and Fill limitations will enable necessary revisions to landscaping and/or drainage buffers, sidewalks, emergency access, and/or other improved design features.

§22-2.2 Special Permit Uses - by adding Memory Care Facility as a Special Permit Use in the RORD.

§34-5 (Parking Requirement Table) - by adding specific parking standards for Memory Care Facility, 1 space for each 3 beds.

Site Demonstration

Similar to the Pre-Application submitted on March 21, 2022, the demonstration property is 1 Burr Road (C09-089-000), consisting of 0.90 acres of land located at the corner of Burr Road and Post Road West. The site is currently developed with a single three-story building and surface parking around the perimeter of the development. The property is located in the RORD-1 Zoning District and the current development has been in continuous use since the 1960s as a skilled nursing facility or nursing home, currently with 120 beds. The property and building are currently lawfully non-conforming with respect to many of the Zoning Regulations. The building and its landscaping are worn and tired compared to the surrounding neighborhood. The current tenant, Westport Rehabilitation Complex, provides short-term inpatient rehabilitation services as well as longer-term services.

We understood from the Pre-Application that the new plan was generally well received, and this proposed Text Amendment is the next step to get the process going. With the implementation of this Text, the applicant will have the opportunity to redevelop the site into a modern Memory Care Facility. This Facility will adaptively reuse the existing building, infill a small portion of first floor space, and involve minor 2nd & 3rd floor additions, relocation of mechanicals to the roof, new mansard roof, parking and landscape improvements, and a new brick façade more in keeping with the surrounding neighborhood. The total bed count will be reduced from 120 to 68 allowing for better privacy and enhanced day to day operations. This allows for better distancing within the facility and improved quality of living and care. Driveways, curb cuts and landscaping would also be improved from current conditions including an increase in green space.

1 Burr Road Zoning Analysis

	RORD1				NOTES
	<i>Req/Allowed</i>	Existing	<i>Proposed Req/Allowed</i>	Proposed	
Lot Size/Shape					
Gross Lot Area	-	39,351 sf 0.90 ac	<i>30,000 sf 0.69 ac</i>	39,351 sf 0.90 ac	
Net Lot Area	-	39,351 sf 0.90 ac	-	39,351 sf 0.90 ac	
Arterial Street Frontage	<i>n/a</i>	207 ft	<i>150'</i>	207 ft	
Total Frontage	<i>50'</i>	615 ft	<i>n/a</i>	615 ft	
Setbacks					
Front	<i>30'</i>	21.9'	<i>30'</i>	21.9'	§6-7.1
Side	<i>15'</i>	N/A	<i>15'</i>	N/A	§6-7.1
Rear	<i>25'</i>	29.0'	<i>25'</i>	29.0'	§6-7.1
Residential Zoning Boundary	<i>30'</i>	29.0'	<i>30'</i>	29.0'	§6-7.1
Building Height					
Stories	<i>2.5</i>	3	<i>3</i>	3	§6-7.2
Feet	<i>30'</i>	31'	<i>31'</i>	34.9'	§6-7.2
Coverage					
Max. Building Coverage	<i>(20.0%) 7,870 sf</i>	(42.7%) 16,814 sf	<i>(50.0%) 19,676 sf</i>	(43.5%) 17,117 sf	§6-7.3
Max. Total Coverage	-	(84.4%) 33,206 sf	<i>(80.0%) 31,481 sf</i>	(78.7%) 30,985 sf	§6-7.3
Floor Area					
Max. Total Floor Area	<i>0.25 9,838 sf</i>	1.09 42,718 sf	<i>1.25 49,189 sf</i>	1.16 45,792 sf	§6-7.4
Max Floor Area (per floor/bldg)	<i>2,500 sf</i>	14,966 sf	<i>n/a</i>	15,828 sf	§6-7.4
Residential Density					
Beds	<i>n/a</i>	120	<i>120</i>	68	
Parking					
FC Units	<i>40</i>	21	<i>23</i>	23	Existing Allowed per §34-5; Proposed Allowed per §6-7.5



March 16, 2022

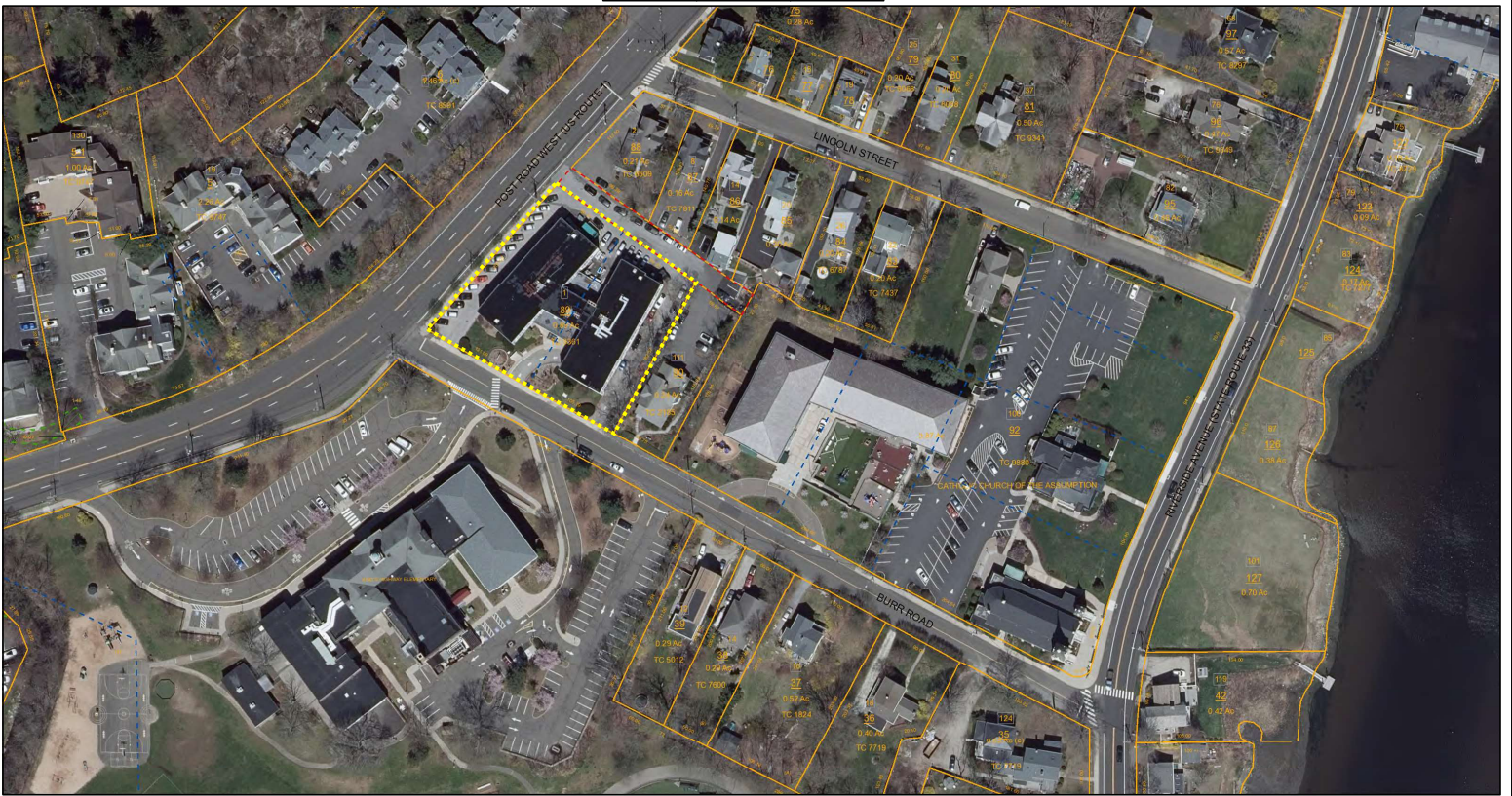
Aerial Exhibit - 1 Burr Road

Westport, CT

1 inch = 100 Feet



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PERSPECTIVE FROM BURR ROAD
1 Burr Road | Westport, CT

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