

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

DRAFT MINUTES TUESDAY, June 28, 2022

Board Members Present: Ward French, Chairman, Vesna Herman, Jon Halper and Manuel Castedo, a new ARB member. Staff: Donna Douglass

1. Minutes from the May 24, 2022 meeting were approved.
2. **1595 Post Road East:** Proposed transformation of existing vacant hotel from 116 rooms to 85 rooms to create better parking, circulation, landscaping and a new building on the west side of the property (Parcel ID #H09//120/000) submitted by Rick Redniss, Redniss & Mead for property owned by W I Associates located in a GBD/A. (Site Plan, Redniss & Mead dated 6/13/22; building design Beinfield Architecture, 6/10/2022)

Appeared: Rick Redniss; Bruce Beinfield, Architect; Cheryl Brown, Landscape architect

Mr. Beinfield addressed design revisions and previous comments:

Hotel:

- Demolish the building in the foreground and add a new building to the west side of the property
- Rearrange the site
- Hotel rooms increased from 41 to 85 by eliminating proposed condos in the hotel building
- Elimination of the condos in the hotel enables the elimination of garages and driveway to garages

Residential Building:

- The architecture has changed; the gable forms are wider and higher and the deck space between them is smaller
- Landscaping has been increased to buffer from Post Road

Mr. Beinfield went through the materials which have not changed since the last presentation; clapboard and traditional windows in the residential building and vertical nickel gap siding with a gray finish for the hotel.

Vesna Herman asked if the windows in the residential building are the same size or smaller. Mr. Beinfield said they are the same size as before but look smaller because the gables are wider. Ms. Herman wondered how long it would take for the landscape to look like the rendering. Ms. Brown said the ginkgo trees will take about 5-8 years to grow to an appreciable height. Ms. Herman said the changes have made the proportions of the buildings more pleasing.

Manuel Castedo said it was a very nice proposal, the buildings have a nice New England spirit. He said he hoped they aren't too tall. The site planning is appropriate. He had an issue with the

landscaping. He suggested keeping existing trees, especially 2 large trees at the east end of the front of the property instead of replacing them with ginkos. It would create a nice balance and he wondered if it would be possible to save the trees. Ms. Brown said she would have to look at the significance of the change in the grading, she didn't know off hand how much there would be. Rick Redniss said one of the trees falls inside of the proposed parking lot. They would try to work around it but sometimes the disturbance kills the trees a few years later. Mr. Manuel said one tree falls in the strip next to the Post Road, it's not in the way of utilities, he thought the larger tree would be more compatible with the natural landscaping. Mr. Redniss said they would look at it more closely. Mr. Castedo said they are nice buildings on a nice site. He supports it.

Jon Halper agreed with Mr. Castedo's comments about the tree and hopes something can be done to keep it. He had no issue with the architectural changes but wondered how high the ridgeline is with the new design. Mr. Beinfield said it is 24 inches taller. Mr. Halper said he supported the application, it is a good project.

Ward French agreed. He also hoped they could look at saving the large trees and perhaps vary the new plantings from just ginkos.

THE ARCHITECTURAL DESIGN IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE APPLICANTS WILL LOOK AT TRYING TO SAVE LARGER TREES AND VARY NEW TREES BEYOND GINKOS. (Unanimous)

3. **545 Riverside Avenue:** Proposed new canopy (Parcel ID#C06//054/000) submitted by Peter Schuerch, Studio FFA, LLC for Property owned by Mill Pond Farm Inc. c/o Robert Meyer located in CBD/S. (Site overhead photo by Studio FFA LLC dated 6/8/2022; Architectural designs by Studio FFA LLC dated 6/8/2022)

Appeared: Peter Schuerch, architect; Robert Meyer, Owner

Mr. Schuerch showed photos of the buildings at Bridge Square. The barnboard buildings along the east, river side of the complex were deteriorated and the white clapboard Colonial building on the south side of the complex was also tired and in disrepair. Mr. Schuerch said the riverside buildings were updated with insulation and new barnwood siding, with white Hardie Plank clapboard proposed for the Colonial building on the south side. He is changing some decorative details and repeating others:

- Hartford green standing seam metal canopy roofs
- New 3 course brick water table on white Colonial building to match Dunkin Donuts at the west end and new Hartford green standing seam metal canopy
- New canopy at corner entrance where buildings meet

He showed details of the canopy construction and arched corner entrance. Mr. Schuerch said he needs zoning approval for the 300 s.f. of additional canopy.

Ward French asked why they had come to the ARB half way through the project. Mr. Schuerch said they realized they needed zoning approvals. Mr. French said he was surprised they hadn't come at the start of the project and have already set a precedent with the green metal roof and new yellow color on one of the barnboard buildings. Mr. Meyer said it was their understanding that if the work was within 4 inches of the sides of the buildings and existing awnings were replaced, they needn't appear before the ARB. Mr. French said it would have been nice to have some say in the materials and colors. This is a very important site in town.

Jon Halper verified that the bricks are a water table. Mr. Schuerch said the sidewalks are brick as well as the steps to the corner entrance.

Manuel Castedo asked where the signs will be located. Mr. Meyer said they may have to put them on the canopy roof if there is not enough room below the first floor windows. Mr. Castedo questioned if this was the best location for signs. He felt there was a lack of clarity and consistency in the signage plans.

Jon Halper asked if signage is part of this application. Ward French said it should be, we have to understand how it works with the architecture. Above the canopy and below the windows it may not be visible. If it can't be made to work, the architecture of the canopy may not be applicable. Mr. Schuerch said there will also be lighting for signage.

Vesna Herman said the structure of the canopy is appropriate and nice but to have any kind of signage above it may be questionable. She asked about the corner entrance canopy which looks very classical. Mr. Schuerch said the corner entrance is very quirky and showed pictures of it with an adjacent pipe stack. He thought the corner canopy design was more vernacular than classical. Ms. Herman said the style is extreme for this one area, it creates a very strong juxtaposition. Mr. Schuerch said there are similar details in the canopies along the buildings, they are tied together in a way the sketch doesn't show. Ms. Herman wondered if he could treat the classical canopy design a little differently.

Jon Halper said the corner entrance is the weak link in an overall fine project. He would like to see the corner entrance and canopy ends simplified.

Ward French said he was not in favor of the green and yellow color palette. Overall, the design is successful but signage is a real issue. Jon Halper agreed and suggested they should be asked to return with a rethought color palette and signage.

Mr. Castedo asked if the stack next to the corner entrance would stay and was told yes. He agreed with other board members about the color palette, the previous buildings looked more like the dock buildings they are. He agreed with board members that the color scheme, signage and corner entrance need to be looked at.

Ward French said he applauded the effort to improve the buildings, it is an important location and he would like to see it finished appropriately.

APPLICANT WAS ASKED TO RETURN AFTER GIVING CONSIDERATION TO A RETHOUGHT CORNER ENTRANCE DESIGN, COLOR SCHEME AND HOW SIGNAGE WILL WORK WITH THE CANOPY (Unanimous)

- 4. 164 Kings Highway North:** Proposed construction of new double faced sign (Parcel ID# C10//099/000) submitted by Marty Signs for property owned by NB 1 Realty LLC located in an RBD zone. (Site sign: Land Surveying Services, LLC, Fairfield, CT dated 12/14/2020)

Appeared: Marty Rogers, Marty's Signs; Ari Benmoschi, owner

Mr. Rogers said the current ground sign encroaches on the setback and is rotting. They propose to replace it with a ground sign that is more functional and longer lasting:

- Gray Chelmsford granite masonry pillars to match the base of the building, topped with a piece of bluestone
- Double sided sign board 16 s.f. each side
- A black metal sign panel with white text listing tenants fits into a track system on posts
- Street number is located on one of the posts
- The sign is located within the setback

Mr. Rogers said it matches the building, is readable from the street and complies with zoning regulations.

Vesna Herman confirmed that it is double sided and perpendicular to the road.

Board members had no questions.

Ward French said it is a huge improvement.

Vesna Herman said it is strong and simple.

Other board members agreed.

THE SIGN DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED

- 5. 1076 Post Road East:** Proposed signage (Parcel ID# F09//050/000) submitted by Gary Potts. Professional Permits for property owned by Alix Field located in the HSD Zone. (Site Map Atlas BTW, W. Palm Beach FL, 11/18/2020; Site Plan, Atlas BTW, dated 6/10/22; Sign Design Atlas BTW, 6/10/22)

Appeared: Gary Potts, Atlas BTW

Mr. Potts said the board had approved an Amazon Fresh sign on the entrance canopy. The client said it would not work. Mr. Potts said the design is now on the wall above the canopy. At 5 ft high and 24 feet long, for a total 129 s.f., it is smaller than the canopy sign. It is comprised of internally illuminated, individual channel letters. The foot candles are the same as previous lighting.

Board members had no questions and agreed it was as good as it could possibly be.

THE SIGN DESIGN IS RECOMMENDED FOR APPROVAL (Unanimous)

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**

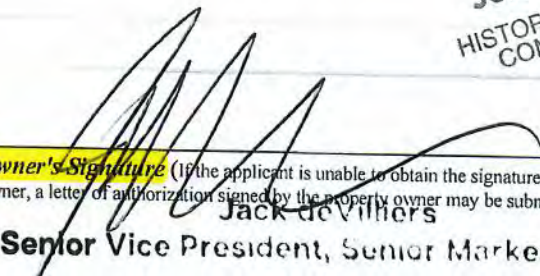
Submission Date: 7/11/22

1. Property Address 347 Post Road East
(As listed in the Assessor's records)
2. Property PID# D09122000 Zoning District: GBD/R (A)
3. Owner's Name: Regency Centers, Sean Mirkov Daytime Tel #: 203 635 5561
Owner's Address: 28 Church Lane, Suite 200
Westport, CT 06880 E-mail: SeanMirkov@regencycenters.com
4. Agent's Name (Tenants Agent) (if different): Lisa Donmeyer, JSD Professional Services Daytime Tel #: 815-266-9225
Agent's Address: 1400 E. Touhy Avenue, Suite 215
Des Plaines, IL 60018 E-mail: lisa.donmeyer@jsdinc.com
5. Zoning Board of Appeals Case # (if any) N/A
6. Existing Uses of property: Restaurant
7. Reason for this Request:
New tenant finish, storefront refresh to include paint, awning, and signage.

RECEIVED
JUN 12 2022
HISTORIC DISTRICT COMMISSION

Lisa Donmeyer Digitally signed by Lisa Donmeyer
Date: 2022.07.14 10:19:24-05'00'

Applicant's Signature (If different than owner)



Senior Vice President, Senior Market Officer

Architectural Review Board Recommendation:

Chair's Signature: _____ Date: _____



Chicago Regional Office
1400 East Touhy Avenue, Suite 215
Des Plaines, IL 60018
312.644.3379

July 11, 2022

Ms. Donna Douglass - HDC
Westport Town Hall
110 Myrtle Avenue
Westport CT 06880

Subject ***ARB Submittal for Façade Modifications and Signage
Sweetgreen – 374 Post Road East, Westport CT
JSD Project No. 22-11279***

Dear Ms. Douglass and Members of the ARB:

On behalf of sweetgreen, please accept the enclosed documents relative to our application for façade modifications and signage at a new tenant space located at 374 Post Road East, within the Compo Acres Shopping Center.

Our proposed scope of work includes a façade refresh to include new paint and awning, as well as new signage.

Our submission consists of the following:

- Completed ARB Application, dated 07/11/2022
- Aerial Site Plan
- Exterior Concept Renderings, dated 07/12/2022
- Proposed Sign Package, dated 07/14/2022

We thank you in advance for your time and consideration, and we look forward to the pending ARB meeting for discussion of this project. In the interim, should you have any questions or require any additional information, please contact me at 815.266.9225 or via email at lisa.donmeyer@jsdinc.com.

Sincerely,

JSD Professional Services, Inc.

Lisa Donmeyer
Senior Due Diligence Specialist

Enclosures

Cc: Pam Haber, sweetgreen
Lauren Keenoy, sweetgreen
David Behrens, JSD

Development Map



CT

Westport - Compo Acres: Exterior Concept Proposal

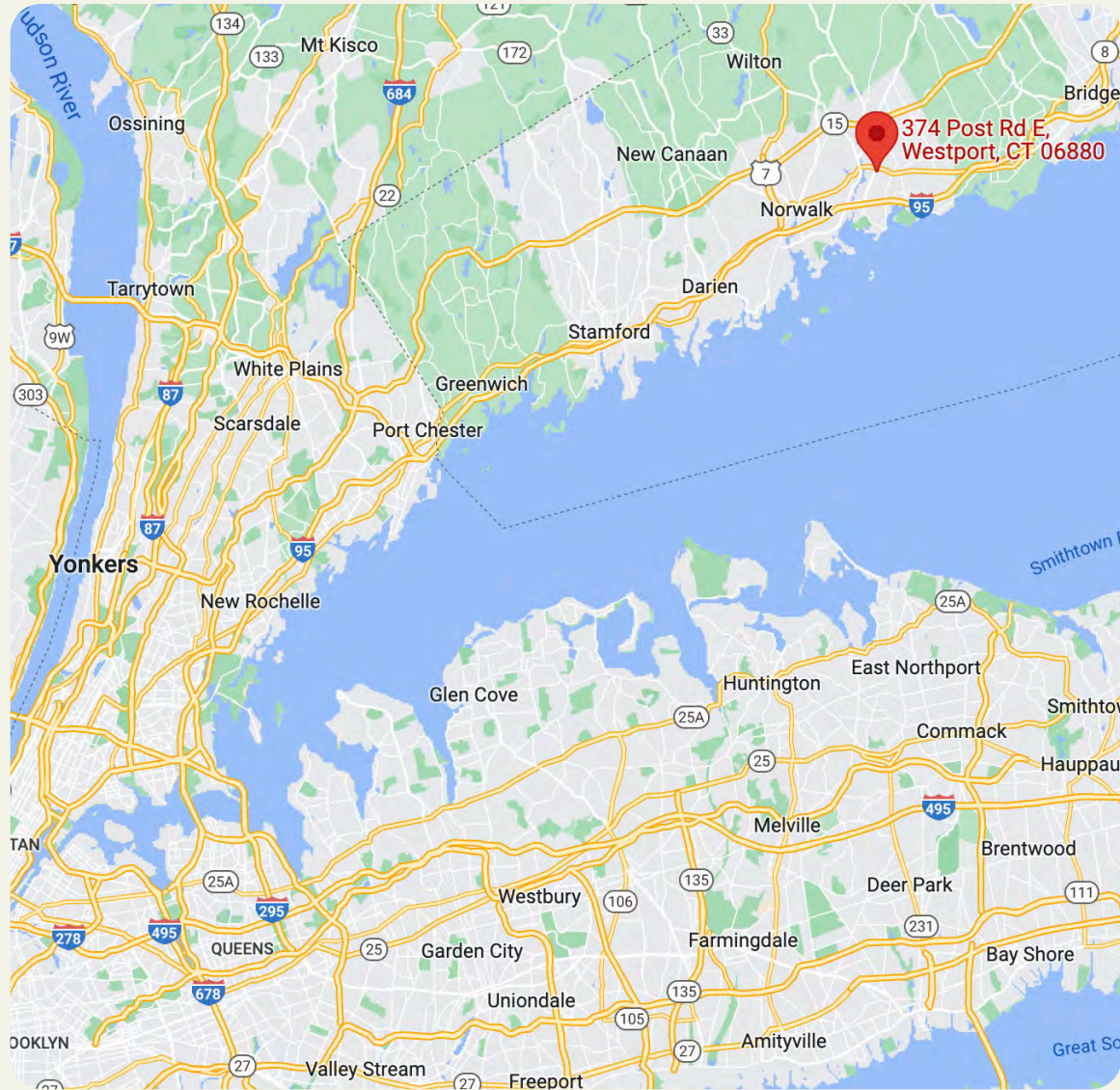
374 Post Road E, Westport, CT

July 12, 2022

**** Subject to change per sweetgreen.**

Final design is at sweetgreen's discretion for approval and execution

SITE LOCATION + VICINITY



EXTERIOR FRONT ELEVATION



Paint: Benjamin Moore
Oyster White

18" internally illuminated
channel letter
dark green face with white
returns

Minor storefront work to
mirror left side of facade

Dark green and white striped
retractable awning in sunbrella
fabric

Dark green patio umbrellas

Patio furniture - White cafe
tables with green chairs

**** Subject to change per sweetgreen.
Final design is at sweetgreen's discretion for approval and execution**

EXTERIOR BACK ENTRANCE



Paint: Benjamin Moore
Oyster White

14" internally illuminated
channel letter
dark green face with
white returns



**** Subject to change per sweetgreen.
Final design is at sweetgreen's discretion for approval and execution**

sweetgreen

STORE: 234
374 POST RD. E
WESTPORT, CT 06880



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



sweetgreen

STORE: 234
374 POST RD. E
WESTPORT, CT 06880

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.

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!



Submittal Date: 07/05/22
Acct Rep: Chad Elliot
Designer: Ryan Couch

REVISIONS

r1: <u>07/14/22</u>	r7: _____
r2: _____	r8: _____
r3: _____	r9: _____
r4: _____	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____



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- A SG18FL DN Qty - 1
- B SG14FL DN Qty - 1
- C SG AWN stripe Qty - 1



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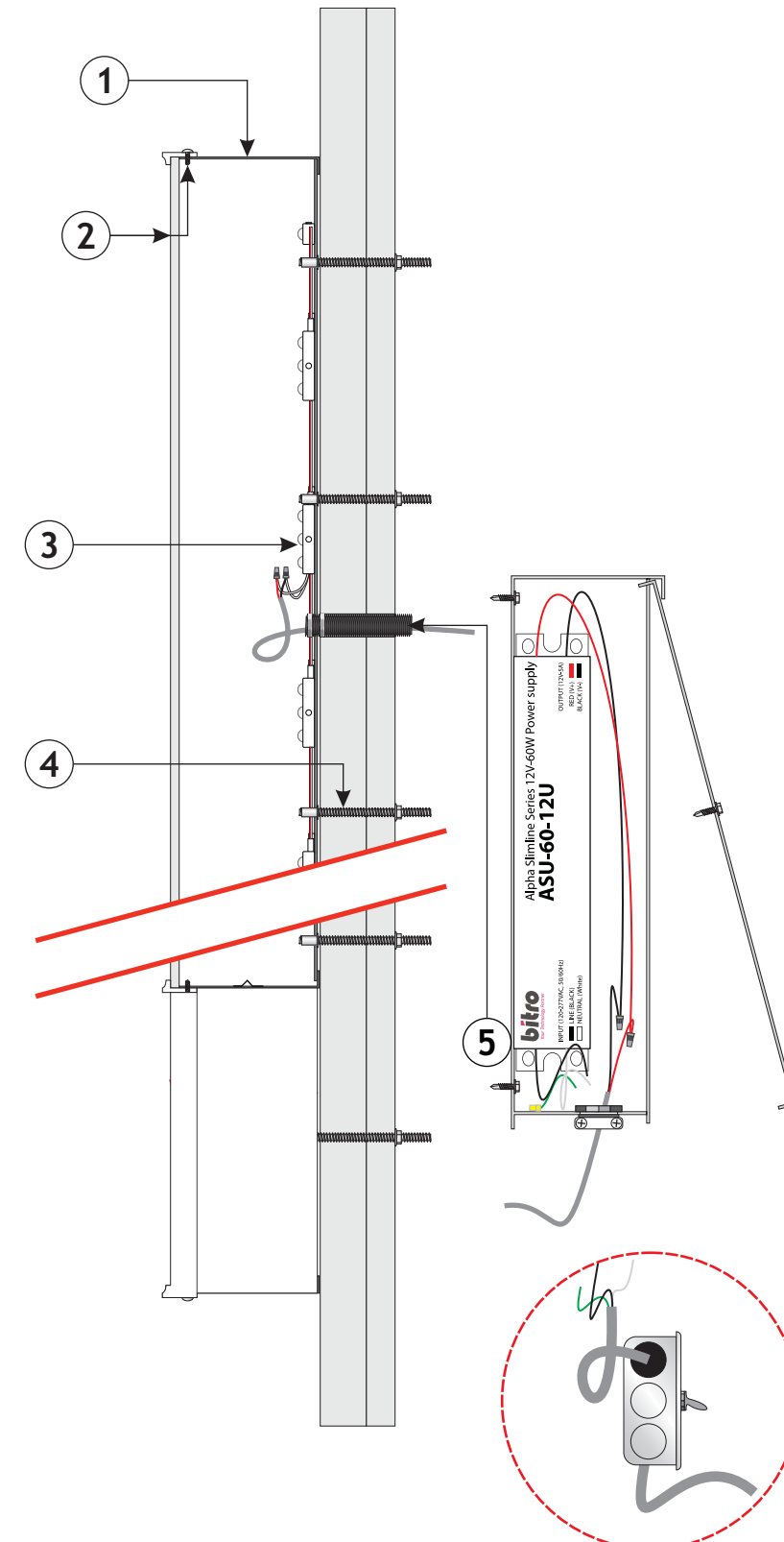
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- (A) SG18FL DN
Qty - 1
- (B) SG14FL DN
Qty - 1
- (C) SG AWN stripe
Qty - 1

A DAY/NIGHT FACE-LIT CHANNEL LETTERS - ELEVATION
Scale: 1/2" = 1' - 0"



DAY/NIGHT FACE-LIT CHANNEL LETTERS - SECTION
Scale: 3" = 1' - 0"



SIGN- DETAILS

- 1 3" DEEP ALUMINUM LETTERS AND ROUTED ALUMINUM BACKS PAINTED MATTE WHITE ON EXTERIOR SURFACES, INTERIOR PAINTED HIGH GLOSS WHITE
- 2 3/4" WHITE TRIM CAP WITH 3/16" THICK ROUTED #2447 WHITE ACRYLIC FACES WITH PERFORATED DAY/NIGHT VINYL APPLIED TO MATCH PMS #3305 C "GREEN" , SECURED TO LETTER RETURN WITH #8 X 1/2" HEX WASHER HEAD SCREW
- 3 BITRO OPTICSPRO PLUS 6500K WHITE LED UNITS TO ILLUMINATE LETTERS
- 4 10-24 RIVET NUT, WITH 3/16" ALL THREAD ROD AND 10-24 WIZ NUT FASTENERS BEHIND WALL
- 5 3/8" RIGID CONDUIT FOR LOW VOLTAGE PASS-THRU TO BITRO ASU-60-12U LED DRIVER (120-277 VOLT) CONTAINED IN PAIGE 980054C SNAP 2 ENCLOSURE

DEDICATED PRIMARY SIGN
CIRCUIT AND DISCONNECT
PROVIDED BY ELECTRICIAN



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



sweetgreen

STORE: 234
374 POST RD. E
WESTPORT, CT 06880

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RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!

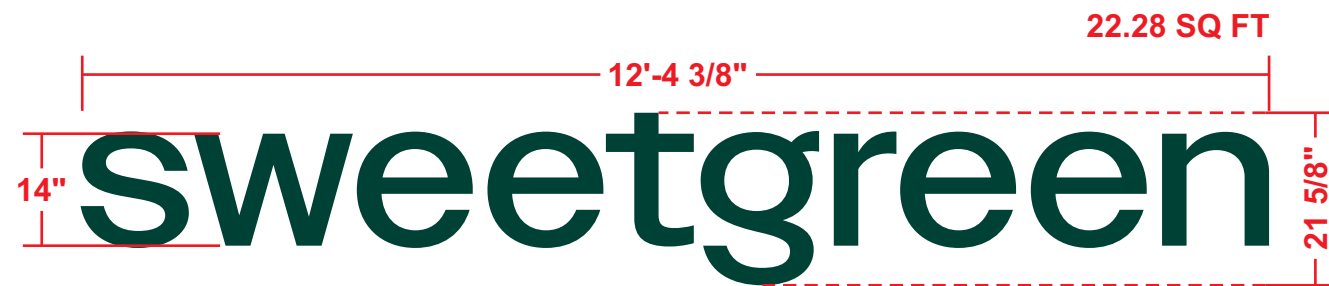


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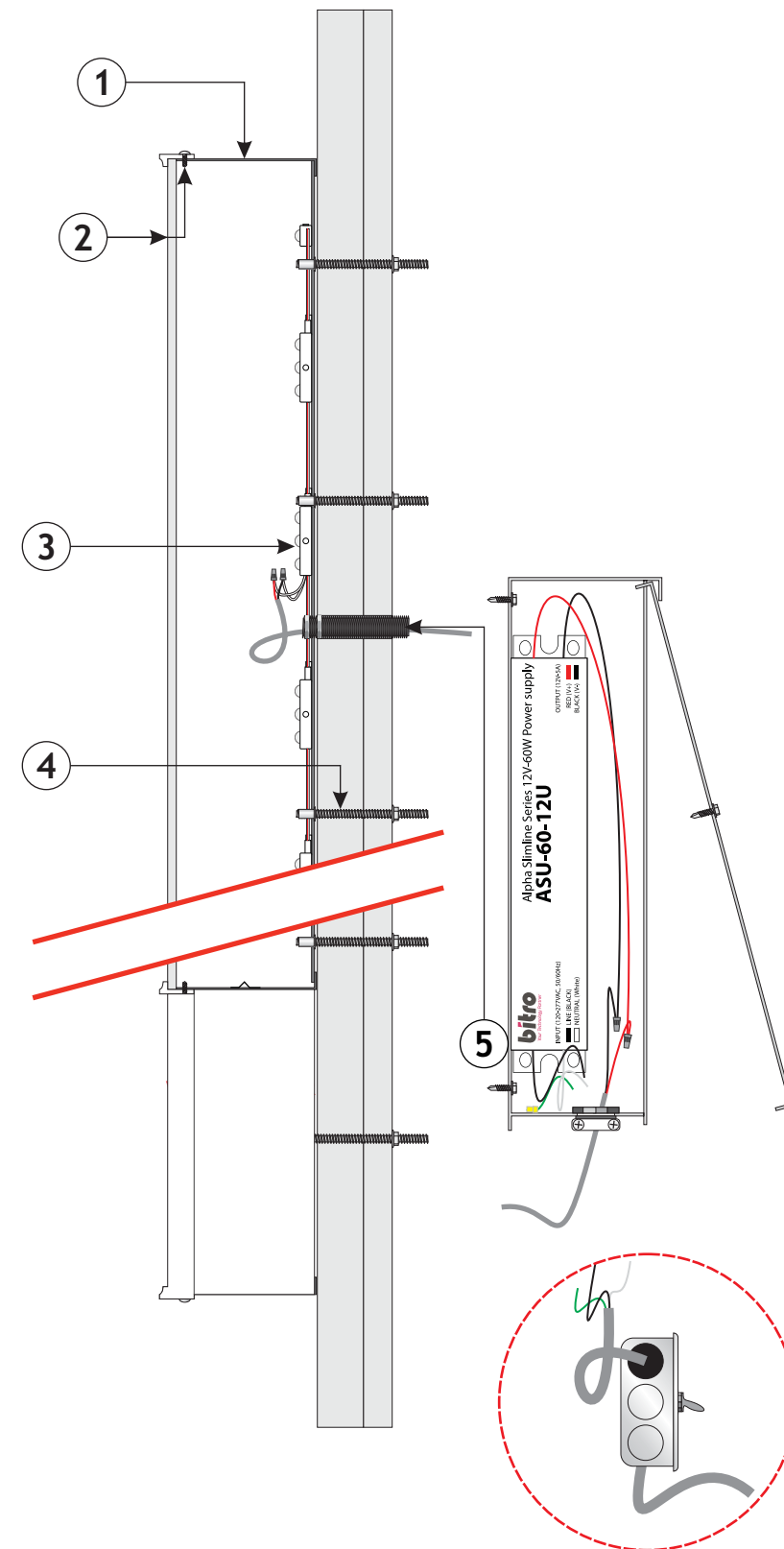
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Scale: 1/2" = 1' - 0"



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DAY/NIGHT FACE-LIT CHANNEL LETTERS - SECTION
Scale: 3" = 1' - 0"



DEDICATED PRIMARY SIGN
CIRCUIT AND DISCONNECT
PROVIDED BY ELECTRICIAN

SG14FL DN



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



sweetgreen

STORE: 234
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WESTPORT, CT 06880

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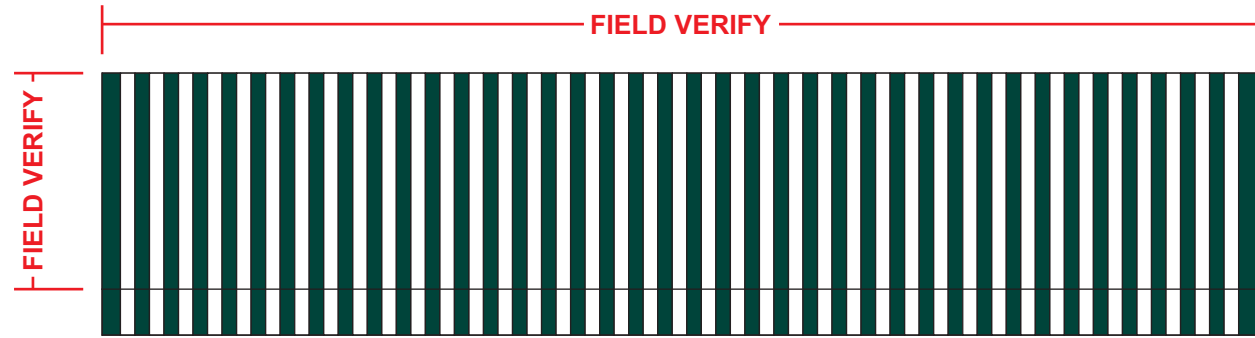


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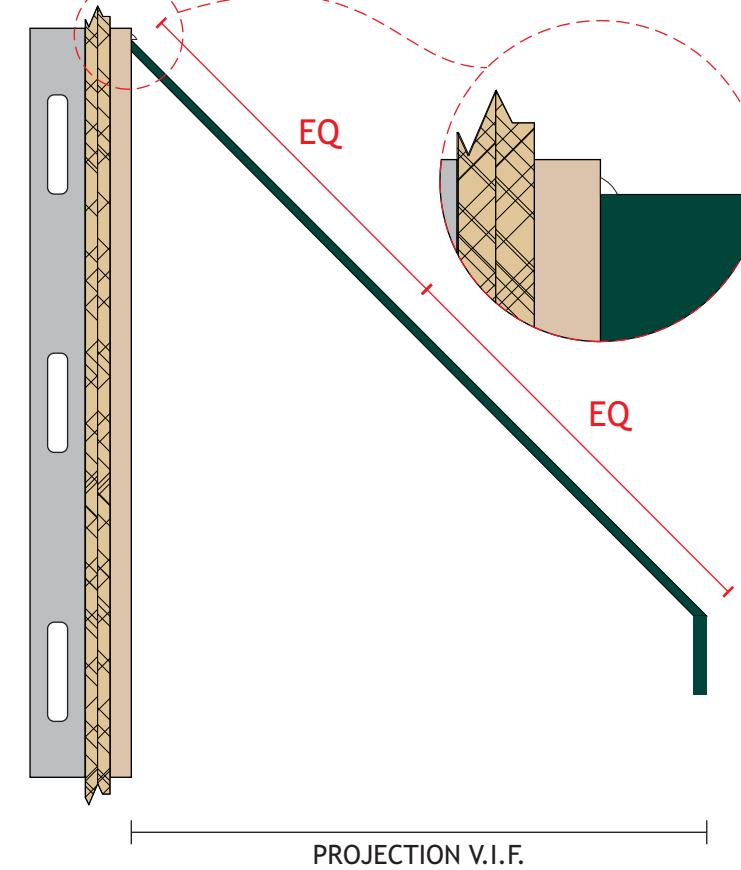
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C FABRIC AWNING - ELEVATION
Scale: N.T.S.



****FIELD VERIFY ALL DIMS PRIOR TO FABRICATION****

F FABRIC AWNING - PROFILE
Scale: N.T.S.



F AWNING - DETAILS

- 1 SUNBRELLA MATERIAL BEAUFORT FOREST GREEN/NATURAL 6 BAR
- 2 RETRACTABLE FABRICA AWNING, EXACT MOUNTING/PLACEMENT T.B.D.



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**Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145**

Planning and Zoning Department Request for Comments

Date: June 22, 2022

From: Mary Young, Planning and Zoning Director

Re: **Text Amendment #819/#PZ-22-00387, New Section 24C, General Business District/Saugatuck Marina (GBD/SM)**

Architectural Review Board Att: Donna Douglass ddouglass@westportct.gov

Project Description:

Please find the attached application materials for proposed Text Amendment #819, by Eric Bernheim, FLB Law, to create a new zoning district, §24C, General Business Center/Saugatuck Marina. The Explanatory Statement submitted by the applicant states,

“The purpose of the GBD/SM Zone would be to encourage a mix of residential development including affordable housing, commercial, office, hotel and retail in close proximity to the train station resulting in sites developed to enhance and conserve the area’s aesthetic appeal and historic scale, massing and character, pedestrian access, and recreational water-related uses and views; all of which are consistent with the Town of Westport’s 2017 Plan of Conservation and Development”.

The new regulation would allow for a maximum height of 3 stories and forty-five (45) feet to the top of a flat roof or fifty (50) feet to the mid-point of a pitched roof and the Planning and Zoning Commission may allow the height of sixty (60) feet to the mid-point of a pitched roof on sites located within the 100-year floodplain that require the building to be elevated, and/or where the site is sloped among other standards. A maximum floor area of 60,000 SF and a 0-10 foot setback is proposed at the discretion of the Planning and Zoning Commission.

Attached herein for your review is:

- Text Amendment #819
- Explanatory Statement for Text Amendment #819
- The Hamlet Architectural Renderings
- The Hamlet Zoning Chart Comparison

If deemed appropriate by the ARB Chairman to review this referral at an upcoming ARB meeting, please schedule this item and return written comments to me at maryyoung@westportct.gov before the public hearing scheduled for Monday, July 27, 2022.

If the applicant should be present when ARB reviews the referral, please coordinate with the applicant, Atty. Eric Bernheim at bernheim@flb.law or by phone at O: 203-625,2200, Direct: 475-236-5203 or Cell: 203-979-7169.

Thank you!

§24C GENERAL BUSINESS DISTRICT/SAUGATUCK MARINA (GBD/SM)

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- [24C-9 Residential Density](#)
- [24C-10 Public Waterfront access \(PWA\)](#)
- [24C-11 Architectural Design](#)
- [24C-12 Signs](#)
- [24C-13 Parking and Loading](#)
- [24C-14 Landscaping, Screening and Buffer Areas](#)
- [24C-15 Utilities](#)
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24C-1 Purpose

The purpose of the General Business District / Saugatuck Marina is to encourage a mix of residential development including affordable housing, commercial, office, hotel and retail in close proximity to the train station resulting in sites developed to enhance and conserve the area's aesthetic appeal and historic scale, massing and character, pedestrian access, and recreational water-related uses and views while consistent with the Town Plan of Conservation and Development.

24C-2 Permitted Uses

All developments in the GBD/SM shall require Special Permit and Site Plan review by the Planning and Zoning Commission. A Traffic Analysis in accordance with §44-2.5 shall be required in all instances, even if not required by §44-2.5. All rezoning applications shall also be in accordance with §42. In the GBD/SM, no land, building or structure shall be used, and no building shall be hereafter erected, altered or added to, unless otherwise provided in these regulations as a Multiple Use Development, including residential use as in [24C-2.1](#), and a minimum of one (1) or more of the following non-residential uses:

24C-2.1 Special Permit Uses

24C-2.1.1

Two-family and multi-family dwellings as part of a Multiple Use Development, subject to conditions specified herein. Affordable units are required as part of residential development as specified in §24C-18.

24C-2.1.2

The following non-residential uses are permitted however the Planning and Zoning Commission can prohibit certain of these uses on the street level (See §24C-2.3 for Prohibited Uses in the GBD/SM):

- a. Stores and shops where goods are sold and services are rendered primarily at retail.
- b. Grocery stores, delicatessens and Retail Food Establishments.
- c. Restaurants.
- d. Cafes and taverns.
- e. Business, professional, medical, insurance, real estate, and other offices.
- f. Banks.
- g. Indoor theaters and assembly halls.
- h. Commercial marinas including accessory boat sales.
- i. Commercial wireless telecommunication service facilities, in conformance with §32-16.
- j. Hotels, conference and/or seminar facilities.
- k. Private clubs.

24C-2.2 Accessory Uses

Uses customarily accessory to be a permitted principle use shall be permitted as specified in §24-2.3 (General Business District Accessory Uses).

24C-2.3 Prohibited Uses

The uses listed in §32-7, shall be prohibited.

24C-3 Lot Area (See Definitions)

There is no minimum lot area required.

24C-4 Setbacks (See §31-3 through §31-8, also.)

To encourage pedestrian oriented frontages, maintain the existing street walls, allow for the ability to create welcoming, lively, walkable, sustainable, and vibrant places where people want to live, work, visit, and explore, and to provide the design flexibility to allow for accessible outdoor areas for all uses within the zone, the Planning and Zoning Commission may allow a minimum setback from zero (0) to ten (10) feet for all buildings. All other structures shall be exempt from the setback requirements.

24C-5 Height

No building or other structure shall exceed three (3) stories and a height of either forty-five (45) feet to the top of a flat roof or fifty (50) feet to the mid-point of a pitched roof. However, the Planning and Zoning Commission may allow the height of sixty (60) feet to the mid-point of a pitched roof on sites located within the 100-year floodplain that require the building to be elevated, and/or where the site is sloped. Parking and parking structures shall be permitted within the floodplain.

24C-6 Coverage (See Definitions)

24C-6.1 Building Coverage

The building coverage shall not exceed fifty percent (50%) of the area of the lot which lies within the General Business District/Saugatuck Marina. Underground parking beneath a courtyard shall be excluded from Building Coverage.

24C-6.2 Coverage Exemptions

The Planning and Zoning Commission may exempt up to an additional amount of coverage associated with open porches, decks, or balconies on residential Buildings and other similar open structural projections from building coverage; provided that such open structural projection will benefit public access, safety or convenience or will further the intent to preserve and/or enhance the historic character and appearance of the area, and at the discretion of the Commission at the time of Special Permit approval on sites that include at least 20% affordable housing or provide at least 20% affordable housing on site or off site and approved by the Commission.

24C-7 Building Area

No mandatory requirements.

24C-8 Floor Area

24C-8.1 Maximum

- a. No one building shall exceed 60,000 square feet of gross interior floor area . Concealed parking shall not count towards gross interior floor area.

24C-8.2 FAR (see definitions)

The total floor area of all proposed uses shall not exceed a Floor Area Ratio (FAR) of 2.0 provided the total of all non-residential floor area shall be a minimum of twenty-five (25%) percent of the total FAR and the total for residential floor area shall be a minimum of twenty-five (25%) percent of the total FAR. Floor area used for parking and loading spaces shall be excluded from the FAR. Floor area used for affordable housing units shall be exempt from the FAR calculation not to exceed an additional 0.2 FAR. After applying all incentives available, the site, or the Integrated Site if applicable, FAR shall not exceed 3.0.

24C-8.3 Residential Unit Sizes

The average gross interior floor area per dwelling unit shall not exceed 2,750 square feet.

24C-9 Residential Density

24C-9.1 Density

The maximum allowable density for market rate units shall not exceed 35 bedrooms, per gross acre of the integrated site. An additional maximum density of 6 bedrooms per gross acre is permitted for affordable units that are exempt from this calculation. The maximum number of units per acre shall not exceed 20 inclusive of affordable units.

24C-10 Public Waterfront access (PWA)

See Definitions and §31-10.7.4 herein

24C-11 Architectural Design

- a. The architectural design, scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roof-line, and building elevations shall be of such character as to be compatible with the existing buildings in the GBD/SM District so as to preserve and improve the appearance and beauty of the community. New construction or reconstruction shall adhere to the design purposes of this district, in whole or in part.
- b. Newly proposed roof-top mechanical equipment, other than solar energy panels, shall be concealed from all sides.
- c. Proposed new buildings on the same lot as a historic building, exterior building additions and alterations and roof top mechanical units shall be submitted to the Architectural Review Board for a recommendation.
- d. Where applicable and desirable, developments shall be designed to encourage the preservation of architectural features of historic buildings or other structures in the district. Historic buildings and structures are defined here as those registered in either the Connecticut or U.S. Registers of Historic structures or the Westport Historic Resources Inventory listed or deemed eligible for listing on the National Register of Historic Places, State Register of Historic Places, or Westport Historic Resources Inventory.
- e. Public pedestrian access to the water and a Riverwalk along the water shall be provided on all sites adjacent to the water.
- f. Non-residential principal uses shall have at least one main entrance which is publicly accessible from the street.

24C-12 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

24C-13 Parking and Loading

Due to the proximity to the rail system, marina, and existing public and on-street parking, Parking and Loading shall be provided by proposed on site private lots that provide a minimum number of parking spaces as set forth below:

<u>Multi-family dwelling units, studio, efficiency, or 1 bedroom unit</u>	1 bedroom unit	1.00 spaces per unit.
	2 or more bedroom unit	1.25 spaces per unit.
<u>All non-residential uses within the GBD/SM</u>		1 space for each 1,300 square feet of gross floor area.

The Planning and Zoning Commission shall permit 50% joint parking, as defined in [§34-8](#), for mixed retail, restaurant, hotel, residential, office use developments and all other permitted uses where peak hours and usage do not conflict. The Joint Parking approved on an integrated site may be applied to any building located on the integrated site.

For properties located in the GBD/SM zone and where required parking is to be satisfied through means other than traditional “self-park” spaces and/or through a reduction of spaces, or automation of parking, the Planning and Zoning Commission may, by Special Permit, approve a Parking Management Plan (PMP) detailing all such onsite parking strategies, technologies and/or demand management strategies.

The final Parking Management Plan shall be included with the Special Permit application for review by the Planning and Zoning Commission and shall be filed on the Westport Land Records prior to the issuance of a Zoning Permit.

24C-14 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer areas shall be provided in accordance with [§35](#) of the Supplementary Regulations, unless deemed unnecessary by the Planning and Zoning Commission. Sidewalks shall be provided in accordance with [§35-2.2.4](#), unless deemed unnecessary by the Planning and Zoning Commission.

24C-15 Utilities

24C-15.1

All utilities and conduits within the site for the Multiple Use Development, shall be underground.

24C-15.2

No Zoning Certificate of Compliance shall be issued for any dwelling or dwelling unit unless and until such dwelling or unit has been connected to a public water supply, suitable power supply and a public sanitary sewer line.

24C-15.3

All storm drainage facilities and public sanitary sewers shall be designed and constructed in accordance with Town Standards, subject to the reasonable approval of the Town Engineer.

24C-16 Change of Use

No dwelling unit approved under these provisions shall thereafter be changed to any non-residential use, unless it is converted to an office or hotel use.

24C-17 Integrated Site Development

Notwithstanding anything to the contrary herein, one or more sites may be proposed as an integrated site development provided said sites are wholly within the GBD/SM zone. The applicant shall submit a phasing plan as part of the integrated site application demonstrating coordinated construction of all sites for review and approval by the Planning and Zoning Commission. Integrated GBD/SM site developments are allowed the following additional special standards:

- a. The maximum combined allowable floor area for all sites may be redistributed over all sites.
- b. The minimum overall required off-street parking for all sites may be satisfied by the combined parking on all sites, and a PMP.
- c. The maximum combined allowable coverage for all sites may be redistributed over all sites.
- d. Cross easements shall be established between integrated properties where necessary.

24C-18 Affordability Requirement and Plan

In conjunction with residential units proposed as part of a GBD/SM development, 20% of all proposed units shall be required to be affordable in accordance with CT General Statutes §8-30g and §19-19 of the Westport Zoning Regulations. Fractional units at 0.5 and above shall be rounded up. In any case at least one (1) unit must be affordable.

24C-18.1 Alternative Method of Compliance

Notwithstanding the above, the Commission in its sole discretion may approve the creation of off-site deed restricted affordable units, in accordance with the affordability requirements of C.G.S. §8-30g as an alternative method of satisfying the affordability requirement of this section. Any such proposal shall demonstrate to the satisfaction of the Commission that the alternative method is desirable and will further affordable housing opportunities in the Town through the production of a greater number and higher percentage of affordable housing units than if constructed on-site. The percentage of affordable units shall be calculated based on all on and

off-site affordable and market rate units. No affordable rate unit may be counted to meet the affordability requirements of more than one development. Any C.G.S. §8-30g application in the General Business District/Saugatuck Marina must provide all affordable units on-site, and may not elect to use this alternative method of compliance.

- a. Affordable units provided off-site shall be deducted from the total required on-site units.
- b. All units proposed off-site shall be located within Saugatuck Center as defined as the area lying between the east side of Saugatuck Avenue, along the northern border of the RORD2 boundary line in effect as of 6/1/2022 and the Saugatuck River and extending south from the Saugatuck / Riverside / Treadwell intersection to Ferry Lane.
- c. Off-Site Affordable Units, shall be subject to the following standards.
 - i. The location and design of such units shall be subject to approval by the Commission.
 - ii. Such units shall be comparable with existing affordable units located within Westport.
 - iii. Such units shall be comparable to on-site market rate units including but not limited to the age of interior and exterior doors and windows, exterior siding, roofing and mechanical equipment (HVAC & appliances).
 - iv. Such units shall have comparable amenities including but not limited to fireplaces and patios or balconies.
 - v. Such units shall be in addition to any other below market rate requirements and shall not serve to displace existing deed restricted affordable housing units.
 - vi. The Commission shall condition the issuance of a Zoning Certificate of Compliance for the development project upon the completion of the off-site affordable units and establish temporary deed restrictions to insure that the off-site affordable units will be built in a timely manner.

24C-19 INCENTIVE ZONING PROGRAM

24C-19.1 Environmental Remediation Bonus

It is in the Town of Westport's interest to have all properties classified as an Establishment pursuant to the Connecticut Property Transfer Act, Conn. Gen. Stat. §§ 22a-134 et seq. within the GBD/SM zone remediated due to the close proximity to the Saugatuck River. The expense associated with this has been an impediment to redevelopment of the properties within the zone. In order to encourage that such contaminated properties within the GBD/SM zone are remediated prior to development, any integrated site development including a remediation plan prepared by a licensed environmental professional prior to the issuance of a zoning permit, shall be entitled to the following incentives:

- a. FAR may be increased by up to 0.75 on the integrated site.
- b. Height may be increased to 5 stories and a height of seventy (70) feet.
- c. Coverage may be increased by up to ten (10) percent.

24C-19.2 Underground Parking Bonus

In order to encourage underground parking, a FAR bonus of 0.25 can be applied to the integrated site, and an exemption for floor area within a cellar or basement will be permitted, if at least seventy-five (75%) percent of the on-site required parking is provided by underground spaces. Further, to encourage parking technology that can support trip generation efficiency and electrification required for electrical vehicles, other forms of low carbon mobility and, delivery consolidation to reduce trip generation into Westport as a whole, an additional FAR bonus of 0.25 applied to an integrated site shall be available.

24C-20 PRE-EXISTING NONCONFORMITIES

24C-20.1 Expansion of pre-existing nonconformities.

In order to allow for upgrades and a Changes of Use to pre-existing nonconforming structures and uses within the GBD/SM Zone, the Planning & Zoning Commission authorizes the Director of Planning & Zoning to issue a site plan waiver for any Change of Use or alteration to pre-existing nonconformities that existed as of the date of the adoption of this Regulation provided that they do not increase the subject nonconformity by more than ten (10.0%) percent in the aggregate as it relates to Coverage, FAR, and parking.

ZONING CALCULATIONS

ZONING DISTRICT: COMPARISON - GBD/GBS-S/GBD-SM, Properties within GBD-SM

PROPOSED USE: MIXED-USE DEVELOPMENT

DIMENSIONAL		GBD	GBD/S	PROPOSED GBD/SM	PROPERTIES WITHIN PROPOSED GBD/SM
		REQUIRED/ALLOWED	REQUIRED/ALLOWED	REQUIRED/ALLOWED	EXISTING
LOT AREA		No Minimum	40,000 SF (0.92 AC)	No Minimum	+/- 213,444 SF (4.90 AC)
BASE LOT AREA					
LOT FRONTAGE	MIN.	50'	50'	No Minimum	VARIES
BUILDING COVERAGE	MAX.	25%	25%	50%; <i>Bonus</i> : 10% ¹	+/- 39.5%
BUILDING SIZE	MAX.	10,000 SF	40,000 SF	60,000 SF	+/- 35,560 SF
RES. FLOOR AREA	MIN.	60%	60%	25%	N/A
FAR (MAX.)	TOTAL	0.25	0.50	2.0; <i>Bonus</i> : FAR 0.75 ¹ , 0.25 ²	+/- 0.58
	NON-RES.	N/A	0.20	N/A	N/A
	RES.	N/A	0.40	N/A	N/A
DENSITY	BEDROOMS	N/A	20/ACRE	35/acre	N/A
	UNITS	N/A	18/ACRES	20/acre	N/A
YARDS	FRONT	30'	0-30'	0-10'	0.0'
	SIDE	15'	15'	0-10'	0.0'
	REAR	25'	25'	0-10'	0.0'
BUILDING HEIGHT	MAXIMUM	2 STORIES 25' (flat roof) 30' (pitched roof)	3 STORIES 30' (flat roof) 35' (pitched roof) 40' (pitched roof, Flood Zone or sloping site)	3 STORIES 45' (flat roof) 50' (pitched roof) 60' (pitched roof, Flood Zone or sloping site) <i>Bonus</i> : 5 STORIES ¹ 70' (flat or pitched roof)	VARIES 1-7 STORIES +/- 15' - 76'

NOTES:

1. Environmental Remediation Bonus
2. Underground and Technology Parking Bonus

Perspective View



the Hamlet at Saugatuck looking west from the Saugatuck River



LOCATION MAP (NTS)

SITE/CIVIL ENGINEER:

LANDTECH
 518 Riverside Avenue Westport, Connecticut 06880 203-454-2110 hello@landtechconsult.com

ARCHITECT:

SENSLEY {CREATIVELY CURIOUS}
 ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE
 57 Soi Sukhumvit 61, Sukhumvit Road Bangkok 10110, Thailand (66 2) 3816305

REVISION DATE ISSUE

THE HAMLET
at saugatuck

DEVELOPER/OWNER:

ROAN VENTURES

609 Riverside Avenue Westport, Connecticut 06880

PROJECT LOCATION: IN THE VICINITY OF:
 RIVERSIDE AVENUE, CHARLES STREET
 RAILROAD PLACE, & FRANKLIN STREET

PROJECT TITLE:
 ZONING MAP AMENDMENT

DRAWING TITLE:
 MARINA ELEVATION

PROJECT No. 21203-01

SCALE: NTS DATE: 5/31/2022
 DRAWN BY: CL CHECKED BY: AS

Perspective View



RIVERSIDE Ave (LOOKING WEST)

CHARLES St.

the Hamlet at Saugatuck looking west on Riverside Ave



LOCATION MAP (NTS)

SITE/CIVIL ENGINEER:

LANDTECH
Civil Engineering • Site Planning • Environmental Science & Engineering • Structural Engineering • Land Surveying • Permit Coordinating & Management • Construction Management & Financing
518 Riverside Avenue Westport, Connecticut 06880 203-454-2110 hello@landtechconsult.com

ARCHITECT:

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57 Soi Sukhumvit 61, Sukhumvit Road Bangkok 10110, Thailand (66 2) 3818305

REVISION DATE ISSUE

THE HAMLET
at saugatuck

DEVELOPER/OWNER:

ROAN VENTURES

629 Riverside Avenue Westport, Connecticut 06880

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IN THE VICINITY OF:
RIVERSIDE AVENUE, CHARLES STREET
RAILROAD PLACE, & FRANKLIN STREET

PROJECT TITLE:

ZONING MAP AMENDMENT

DRAWING TITLE:

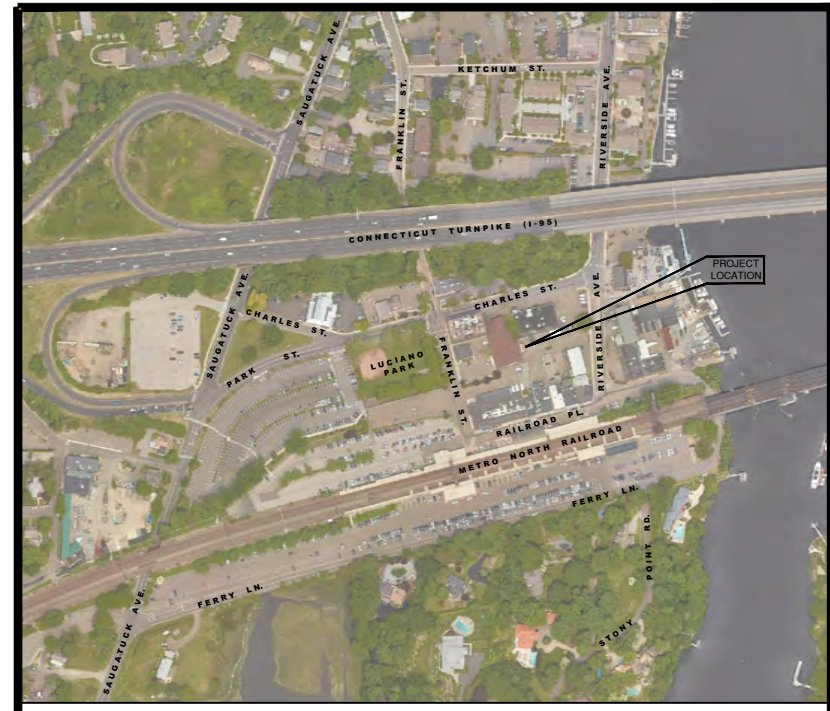
RIVERSIDE AVENUE ELEVATION

PROJECT No. 21203-01

SCALE NTS	DATE 5/31/2022
DRAWN BY: CL	CHECKED BY: AS

R-3

Perspective View



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 518 Riverside Avenue Westport, Connecticut 06880 203-454-2110 hello@landtechconsult.com

ARCHITECT:

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 57 Soi Sukhumvit 61, Sukhumvit Road Bangkok 10110, Thailand (66 2) 3816305



REVISION DATE ISSUE

THE HAMLET
at saugatuck

DEVELOPER/OWNER:

ROAN VENTURES

PROJECT LOCATION:
 IN THE VICINITY OF:
 RIVERSIDE AVENUE, CHARLES STREET
 RAILROAD PLACE, & FRANKLIN STREET

PROJECT TITLE:
 ZONING MAP AMENDMENT

DRAWING TITLE:
 FARMER MARKET ELEVATION

PROJECT No. 21203-01

SCALE: NTS
 DATE: 5/31/2022
 DRAWN BY: CL
 CHECKED BY: AS

the Hamlet at Saugatuck Farmer's Market looking south from Charles St

R-6

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