

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

TUESDAY, October 25, 2022 – DRAFT MINUTES

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

1. Minutes from the September 27, 2022 meeting were approved.
2. **606 Post Road East:** Proposed new signage at 606 Post Road East (Parcel #F09//067/000) submitted by Kelim Cifuentes, TriState Signs and Awnings, for property owned by Equity One Westport Center, LLC located in a GBD/A. (Sign design and site photo are not dated)

Appeared: Pedro Sperman, TriState Signs; Richard Valez, owner; Gabby Valez

Mr. Sperman said the sign is 59 sq.ft., only 30 sq.ft. is allowed. The design consists of:

- 13.75 inch high black letters with white LED illumination
- 28.5 ft long for a total of 59.5 sq ft

Manuel Castedo said he saw that it is up already. Mr. Valez said yes.

Ward French asked if the applicant had a variance from the ZBA for the excess footage. Mr. Valez said they told him at town hall to go to the ARB for approval first. Mr. Valez said he loved the logo but was upset because the Fireplace Shop part of the sign is not lit at night. Mr. French asked if he had approved the sign design. Mr. Valez said yes but had not realized that the Fireplace Shop was not lit. Mr. French said that is something you have to take up with the design people.

Mr. Sperman said the permit has been filed. Mr. French said it has nothing to do with it. The sign is completely nonconforming and that it is already up is a bit of a conundrum.

Vesna Herman said we have had this situation before. They are asking if the sign design is presently appropriate for the façade. If, from a design point of view we can give them a recommendation, they could go to the P & Z for a variance.

Mr. French said it is potentially completely out of scale with other signage on the building. Before we make a recommendation, we have to understand the conditions.

Mr. Castedo said he had noticed this sign but none of the others. We need to see its scale in relation to the others.

Mr. Sperman explained why the fireplace part of the sign was not lit, originally it was under Westport Hardware. It can be rewired to lite up.

Mr. French told the applicant to go back to Planning & Zoning and ask them how they want to handle this and return to the ARB with an approved application.

Board members agreed they want to see photos of the sign in relation to the rest of the shopping center. The sign is attractive with the information provided but the board needs more.

APPLICANT IS ASKED TO RETURN WITH ZONING APPROVAL FOR THE SIGN, PHOTOS OF THE SIGN IN RELATION TO ITS NEIGHBORS AND A FULLY LIT SIGN DESIGN (Unanimous)