

## TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

### TUESDAY, JANUARY 24, 2023 – DRAFT MINUTES

Board Members Present: Ward French, Chairman, Vesna Herman, Manuel Castedo, George Masumian & Jon Halper. Staff: Donna Douglass. Minutes from the October 25, 2022 meeting were approved.

The Westport Bus Shelter Working Group was heard first.

2. Discussion with the Westport Bus Shelter Working Group regarding bus shelters for riders using the Coastal Bus Service on the Post Road in Westport.

**Appeared:** Larry Weisman and Jennifer Johnson.

Mr. Weisman said the State has ok'd the building of 4 shelters in Westport. It has designated one in front of Stop and Shop, the town gets to pick the rest to the Norwalk line. They have talked to selected property owners and all but one has agreed. The town attorney will work with the owners.

The style of shelter proposed, built on a concrete pad, is 6 x 12 ft with a reverse barrel roof. No setback is required. They are waiting for pricing but understand it's in the 60 K area each. There will be no advertising on the shelters.

Mr. Weisman said some property owners have requested that their names show on the shelter so they can be identified. He said they need approval for the shelter design, hopefully with solar panels on the roof, and for the id names on the shelters. They need encroachment approvals from the State.

Vesna Herman verified that there would be no advertising on the shelters. Mr. Weisman said zoning regulations prohibit it. Ms. Herman said she likes the property owner's names on the shelter, it will identify the location. She asked if they would be white letters applied to the frame. Mr. Weisman said yes and Miggs Burroughs is looking at designing the lettering. They want to make it removable in case of a change of tenants or owners.

George Masumian asked if there would be heat in the shelters. Mr. Weisman said they are looking into it. They would need solar power to provide heat and for LED screens with schedule information. Jennifer Johnson said there are currently 3 different operations running the Coastal Link, hopefully they will become an integrated system. Mr. Masumian said heat is essential. He likes the design and had no objection to the signage.

Manuel Castedo said one image of possible shelter designs provided had a glass panel in front which is a good idea. Ms. Johnson said the final design depends on the contractors and cost. The State wants the front glass panel for the shelters. This is a general design, there could be small differences. It needs ARB approval. Mr. Castedo said the front panel would make a huge difference in comfort for the users. He liked the design.

Jon Halper said there is not much to add. He liked the design sample and hoped the final production will be substantially the same.

Mr. French said he agreed with the board's remarks.

**THE BUS SHELTER DESIGN IS SUPPORTED AS SUBMITTED.** (Unanimous)

1. **1 Burr Road:** Conversion of existing 120 bed skilled nursing facility into a 68 bed modern memory care facility consistent with the recently approved Text Amendment #823 PZ22-0066 at 1 Burr Road (Parcel ID# C06//089/000) submitted by Rick Redniss, Redniss & Mead, for property owned by 1 Burr Road, LLC located in RORD1. (Architectural plans Meyer Architects & Interiors dated 1/23; Landscape design & planting plan by William Kenny Associated dated 1/10/23)

**Appeared:** Rick Redniss, Redniss & Mead; Architect Dan King

Mr. Redniss said the applicant's text amendment was approved and they are now applying for the design of a nursing home at the corner of Post Road West and Burr Road. The design presented at their previous ARB appearance was for a brick building, picking up on the school across the road. The ARB suggested a more residential approach, which they have done. They are beefing up the landscaping and parking and have been working with the neighbors on these issues.

Mr. King said they took a too conservative approach their first time around and want to make the design more physically pleasing and practical and as residential as possible. The landscaping has also been increased. There a couple of small areas of infill in the building for additional units. The east elevation has been cleaned up and landscaping increased for residents' use.

Materials consist of whitewashed modular brick, vertical wood siding accents, blue gray cement board siding with trim, white trim around windows and a gray asphalt roof.

George Masumian asked how they had arrived at the use of white brick. Mr. King said he had looked around town. White is more contemporary and is a contrast to the other materials being used. Mr. Masumian asked if the anodized windows are dark. Mr. King said they will be white, although they can be flexible. Dark windows are very trendy today. Mr. Masumian asked about the louvered sections beside the windows and the panels below on the Post Road elevation. Mr. King said the louvers cover mechanical systems and the panels below the windows are decorative.

Jon Halper asked if he had used the wood vertical siding corner details before. Mr. King said no, but he has seen it on residential buildings.

Manuel Castedo said you have made the effort to make it look residential, but the Post Road elevation is what is seen. It is undistinguished. I would think you would want to make a statement. Mr. King said he had improved the visual impact on the Post Road with a strong form. He had added a pop with the gable at the corner of Burr St. He was open to suggestions. Mr. Castedo said it needs something, it is bland.

Vesna Herman said she thinks the Post Road elevation will have planters but it doesn't show on the elevation. She didn't think the decorative panels under the windows work, they don't look integrated or connected with the siding. They discussed different possible treatments.

Ward French asked why they needed panels or louvers at all. Mr. King said the mechanical systems are vertical package units that dictate where the HVAC units can go. Mr. French asked if he couldn't use a different HVAC system that wasn't as visible. Mr. King said it is an alternative he would take under advisement. Mr. French said the Post Road elevation and how it is put together with the busy Burr Street treatment needs more thought. Board members agreed. Rick Redniss asked if the wood corner panels on the Burr Street elevation should be removed. There was further discussion about materials and design options.

Jon Halper said the design is too busy, it has material moves that are not helping create a calm and pleasant façade. It's close but needs editing. Board members agreed.

**THE APPLICANT WAS ASKED TO RETURN AFTER TAKING THE BOARD'S COMMENTS INTO CONSIDERATION. (Unanimous)**