

## 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)**

# ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS
- SPECIAL PERMIT USE
- SIGNAGE

Submission Date: \_\_\_\_\_

1. Property Address 485 POST ROAD EAST  
(As listed in the Assessor's records)
2. Property PID# D09 / 162 / 000 Zoning District: GBD
3. Owner's Name: GLOBAL MONTELLO GROUP CORP. Daytime Tel #: 800-225-1927  
Owner's Address: 800 SOUTH STREET WALTHAM, MA 02454 E-mail: sbarakian@globalp.com
4. Agent's Name (if different): CHRISTOPHER HUTWELKER Tel #: 860-576-2006  
Agent's Address: P.O. BOX 1318 MANCHESTER, CT 06045 E-mail: chris@readyimaging.com
5. Zoning Board of Appeals Case # (if any) \_\_\_\_\_
6. Existing Uses of property: GAS STATION / CONVENIENCE STORE
7. Reason for this Request: REBRAND FROM PHILIPS 66 TO EXXON. REFACE PYLON SIGN AND MANUAL PRICE SIGN. RESKIN EXISTING OH CANOPY W/(2) EXXON LOGO'S. REBRAND FUEL DISPENSERS AS SHOWN.

\_\_\_\_\_  
Applicant's Signature ( If different than owner )

SEE ATTACHED LETTER  
Owner's Signature (If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)

Architectural Review Board Recommendation:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Chair's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



P.O. Box 1318  
169A Progress Drive  
Manchester, CT 06045

**Authorization Letter for Permit Application**

**Date: 2/10/2023**

**Property Owner: Global Montello Group Corp**

**Address of Proposed Work: 485 Post Road East, Westport, CT**

To whom it may concern,

This letter authorizes Ready Imaging, Inc. to obtain Building and Zoning permits to install new Exxon branding material at the above mentioned site.

Sincerely,

**APPROVED**

*By Steve Barakian at 8:01 am, Feb 10, 2023*

\_\_\_\_\_  
Signature:

Steve Barakian  
\_\_\_\_\_  
Printed Name:

Vice President  
\_\_\_\_\_  
Title:



PROPOSED FREESTANDING SIGNAGE TABULATIONS:

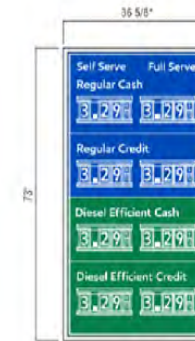
-PROPOSED STREET ID SIGN: = ±51.06 SF  
 TOTAL PROPOSED FREE STANDING SIGNAGE SF = ±51.06 SF



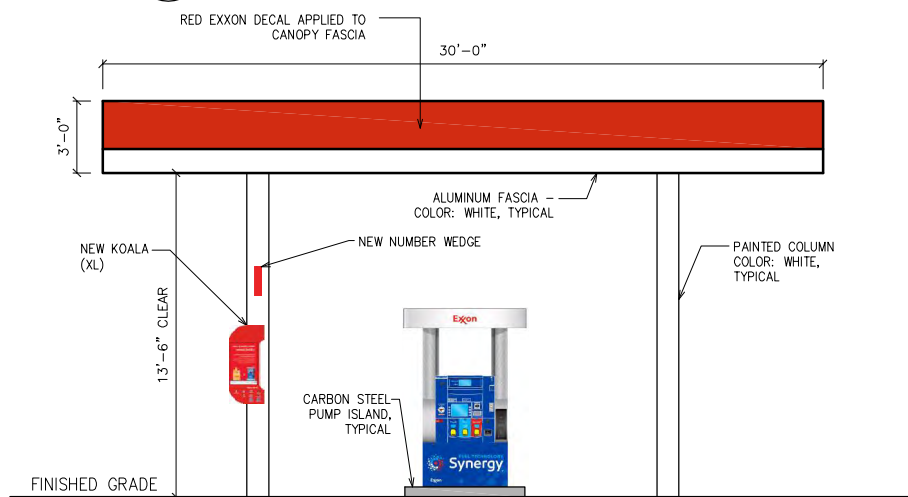
**1A** PROPOSED STREET ID. SIGN (TO BE RE-FACED ONLY)  
 SCALE: N.T.S.

PROPOSED CANOPY & BUILDING SIGNAGE TABULATIONS:

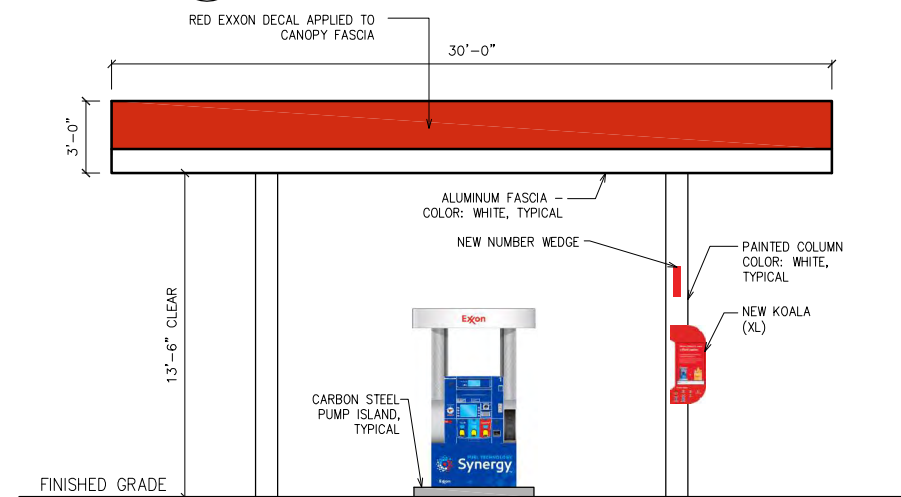
-PROPOSED CANOPY "EXXON" LOGO SIGN (7.52 SF x 2): = ±15.04 SF  
 -PROPOSED BUILDING PRICE SIGN: = ±18.57 SF  
 -PROPOSED "KOALA" SIGNAGE AT CANOPY COLUMNS (7.19 SF x 2): = ±14.38 SF  
 TOTAL PROPOSED CANOPY & BUILDING SIGNAGE SF = ±47.99 SF



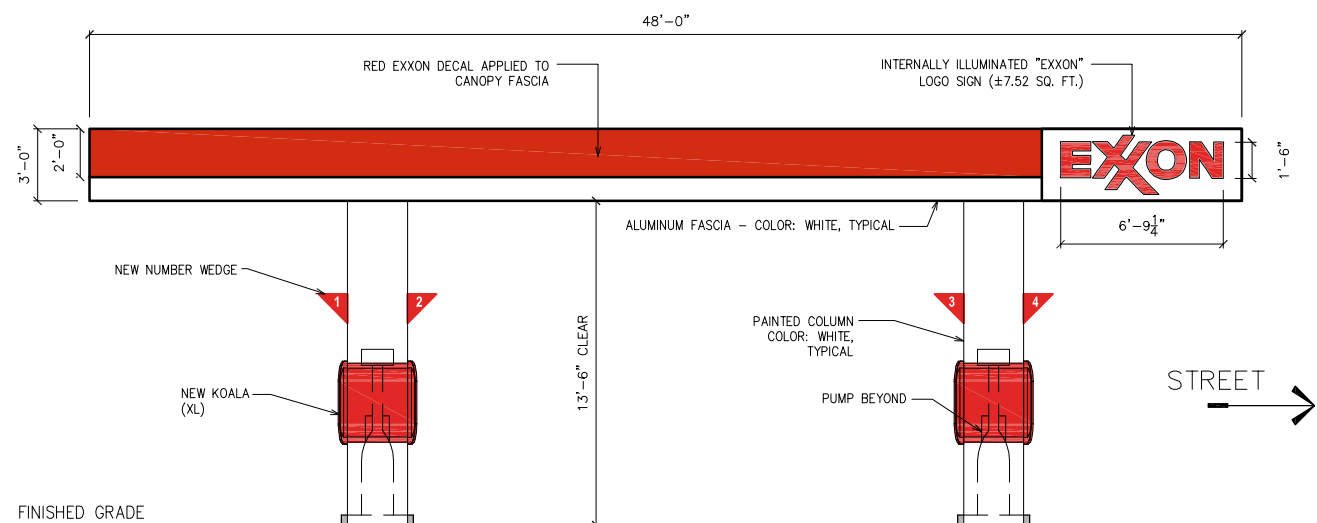
**1B** PROPOSED BUILDING PRICE SIGN (TO BE RE-FACED ONLY)  
 SCALE: N.T.S.



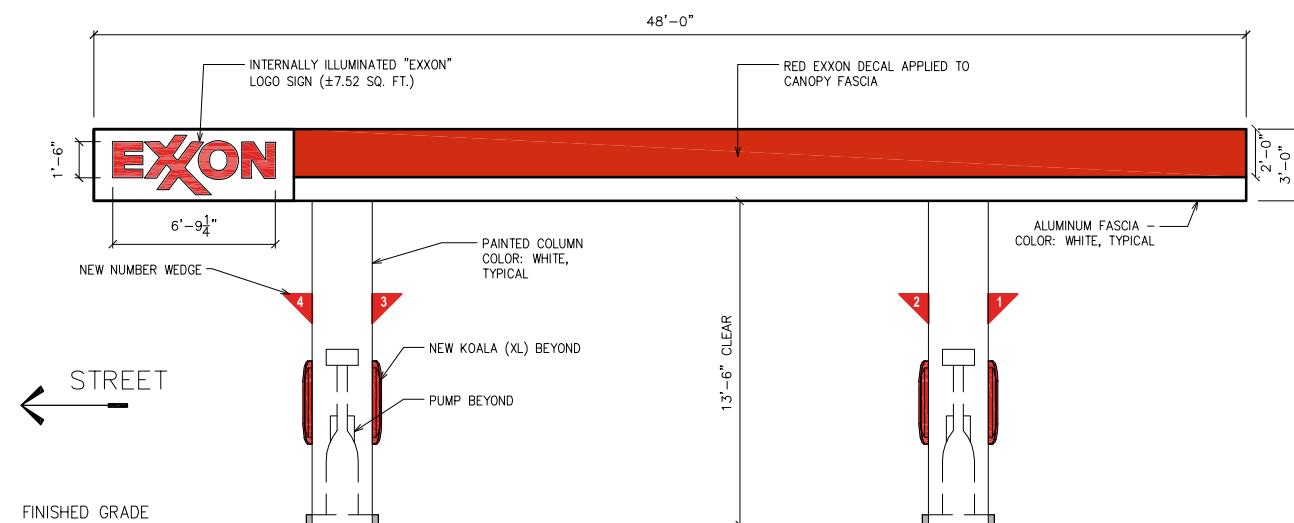
**2** PROPOSED FUELING CANOPY SIGNAGE (FRONT)  
 SCALE: 1/8" = 1'-0"



**3** PROPOSED FUELING CANOPY SIGNAGE (REAR)  
 SCALE: 1/8" = 1'-0"



**4** PROPOSED FUELING CANOPY SIGNAGE (LEFT)  
 SCALE: 1/8" = 1'-0"



**5** PROPOSED FUELING CANOPY SIGNAGE (RIGHT)  
 SCALE: 1/8" = 1'-0"

DRAWN: RK	CHECKED: RK	
NOTES:		
NO.	REVISION/ISSUE	DATE

SEALS:

ARCHITECT:  
**RK**  
 Ramiz Khoda  
 Consulting & Design, LLC  
 19046 BRUCE B DOWNS BLVD - SUITE #167  
 TAMPA, FL 33647  
 TEL.: (860) 880-1786

OWNER:  
 ALLIANCE ENERGY LLC  
 15 NORTHEAST INDUSTRIAL ROAD  
 BRANFORD, CT 06405

APPLICANT:  
 READY IMAGING, INC.  
 169A PROGRESS DRIVE  
 MANCHESTER, CT 06042  
 (860) 649-2755

PROJECT:  
 FUELING CANOPY  
 RE-IMAGE  
 485 POST ROAD EAST  
 WESTPORT, CT 06880

DRAWING TITLE:  
 PROPOSED FUELING  
 CANOPY, BUILDING  
 PRICE AND STREET I.D.  
 SIGNAGE

PROJECT #: 23-03	DRAWING NO. SG-002
ISSUE DATE: 01/23/2023	
SCALE: AS NOTED	



DRAWN: RK	CHECKED: RK
NOTES:	
NO.	REVISION/ISSUE DATE

SEALS:

ARCHITECT:

**RK**  
 Ramiz Khoda  
 Consulting & Design, LLC  
 19046 BRUCE B DOWNS BLVD - SUITE #167  
 TAMPA, FL 33647  
 TEL.: (860) 880-1786

OWNER:

ALLIANCE ENERGY LLC  
 15 NORTHEAST INDUSTRIAL ROAD  
 BRANFORD, CT 06405

APPLICANT:

READY IMAGING, INC.  
 169A PROGRESS DRIVE  
 MANCHESTER, CT 06042  
 (860) 649-2755

PROJECT:

FUELING CANOPY  
 RE-IMAGE  
 485 POST ROAD EAST  
 WESTPORT, CT 06880

DRAWING TITLE:

EXISTING CONDITIONS

PROJECT #: 23-03	DRAWING NO. SG-003
ISSUE DATE: 01/23/2023	
SCALE: AS NOTED	





DRAWN: RK		CHECKED: RK
NOTES:		
NO.	REVISION/ISSUE	DATE

SEALS:

ARCHITECT:

**RK**  
 Ramiz Khoda  
 Consulting & Design, LLC  
 19046 BRUCE B DOWNS BLVD - SUITE #167  
 TAMPA, FL 33647  
 TEL.: (860) 880-1786

OWNER:

ALLIANCE ENERGY LLC  
 15 NORTHEAST INDUSTRIAL ROAD  
 BRANFORD, CT 06405

APPLICANT:

READY IMAGING, INC.  
 169A PROGRESS DRIVE  
 MANCHESTER, CT 06042  
 (860) 649-2755

PROJECT:

FUELING CANOPY  
 RE-IMAGE  
 485 POST ROAD EAST  
 WESTPORT, CT 06880

DRAWING TITLE:

PROPOSED FUELING  
 CANOPY, BUILDING  
 PRICE AND STREET I.D.  
 RENDERING VIEWS

PROJECT #: 23-03	DRAWING NO. <b>SG-004</b>
ISSUE DATE: 01/23/2023	
SCALE: AS NOTED	

# ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

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- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- SPECIAL PERMIT USE**
- SIGNAGE**

Submission Date: \_\_\_\_\_

1. Property Address \_\_\_\_\_  
*(As listed in the Assessor's records)*

2. Property PID# \_\_\_\_\_ Zoning District: \_\_\_\_\_

3. Owner's Name: \_\_\_\_\_ Daytime Tel #: \_\_\_\_\_

Owner's Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

4. Agent's Name *(if different)*: \_\_\_\_\_ Daytime Tel #: \_\_\_\_\_

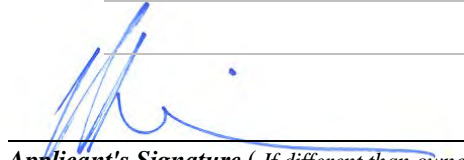
Agent's Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

5. Zoning Board of Appeals Case # *(if any)* \_\_\_\_\_

6. Existing Uses of property: \_\_\_\_\_

7. Reason for this Request: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
**Applicant's Signature** *(If different than owner)*

\_\_\_\_\_  
**Owner's Signature** *(If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)*

**Architectural Review Board Recommendation:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Chair's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Explanatory Statement**  
**1 Burr Road**  
**Site Plan & Special Permit Application**

**1. Summary**

1 Burr Road LLC is the owner of the subject property, 1 Burr Road. We are proposing to convert the existing 120-bed skilled nursing facility into a 68-bed modern memory care facility consistent with the recently approved Text Amendment #823 PZ22-0066. This Facility will adaptively reuse the existing building, infill a small portion of first floor space, and involve minor 2<sup>nd</sup> & 3<sup>rd</sup> floor additions, relocation of mechanicals to the roof, parking and landscape improvements, and a new façade. Driveways, curb cuts, and landscaping will also be improved from current conditions including an increase in green space.

**2. Existing Site/Surrounding Area**

The existing site is 0.90 acre in the RORD-1 Zoning district with frontage on Burr Road and Post Road West. The building and its landscaping are worn and tired compared to the surrounding neighborhood. The site is within a primarily office portion of the Post Road with office to the North, East, and west, and Kings Highway Elementary School to the South.

The site is currently developed with a single three-story building and scattered surface parking around the perimeter of the development. 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 current tenant, Westport Rehabilitation Complex, provides short-term inpatient rehabilitation services as well as longer-term services.

**3. Proposed Development**

The proposed plan will adaptively reuse the 120-bed skilled nursing facility into a 68-bed modern memory care facility, infill a small portion of first floor space, and involve minor 2<sup>nd</sup> & 3<sup>rd</sup> floor additions, relocation of mechanicals to the roof, parking and landscape improvements, and a new façade. Driveways, curb cuts and landscaping will also be improved from current conditions

***a. Unit Mix***

There will be 68 beds.

***b. Site/Building Composition and Features***

The much-needed renovation will transform this facility inside and out and help bring it up to date to fit in context with the surrounding neighborhood. The interior will be completely overhauled, which will provide 68 new resident rooms, updated facilities, common areas, and provide a better ambiance. The building will undergo an exterior makeover combining the use of brick, siding, and wood to provide warmth in the exterior material palette. The pitched shingled roof line will help to provide a residential nature to the project similar to the surrounding neighborhood.

The front entry is highlighted with a new glass storefront system surrounded by wood, both as a trellis overhead and by two piers. Wood pier accents are also provided at the gabled roofs and as a second trellis over a patio located to the side of the entry. Dark windows provide a contrast to the whitewashed brick that is used along the first floor and the full building height in specific locations. Siding in a soft blue gray is

used in combination with paneling details along the resident's unit wings to maintain the residential architecture. Exterior improvements include new plantings to provide a green buffer along the street lines, parking and along the building to soften the foundation line.

***c. Parking/Traffic***

Parking is provided and exceeds the requirement of 1 per 3 beds and is satisfied through 23 surface spaces. The proposed plan formalizes 12 angled parking spaces along the Post Road West with increased landscaping including 1 handicap space, 6 parking spaces to the north, and 5 parking spaces to the east.

The proposed development reflects a significant reduction in the intensity of use of the site from a traffic perspective (120 vs 68 beds), more than adequate sightlines, reducing traffic to one-way on our Burr Road entrance, and no parking on the shared northerly private right-of-way.

**4. Purpose/Benefits**

The Special Permit and Site Plan application will benefit the Town of Westport as it implements several of the goals and strategies established in the 2017 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

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.

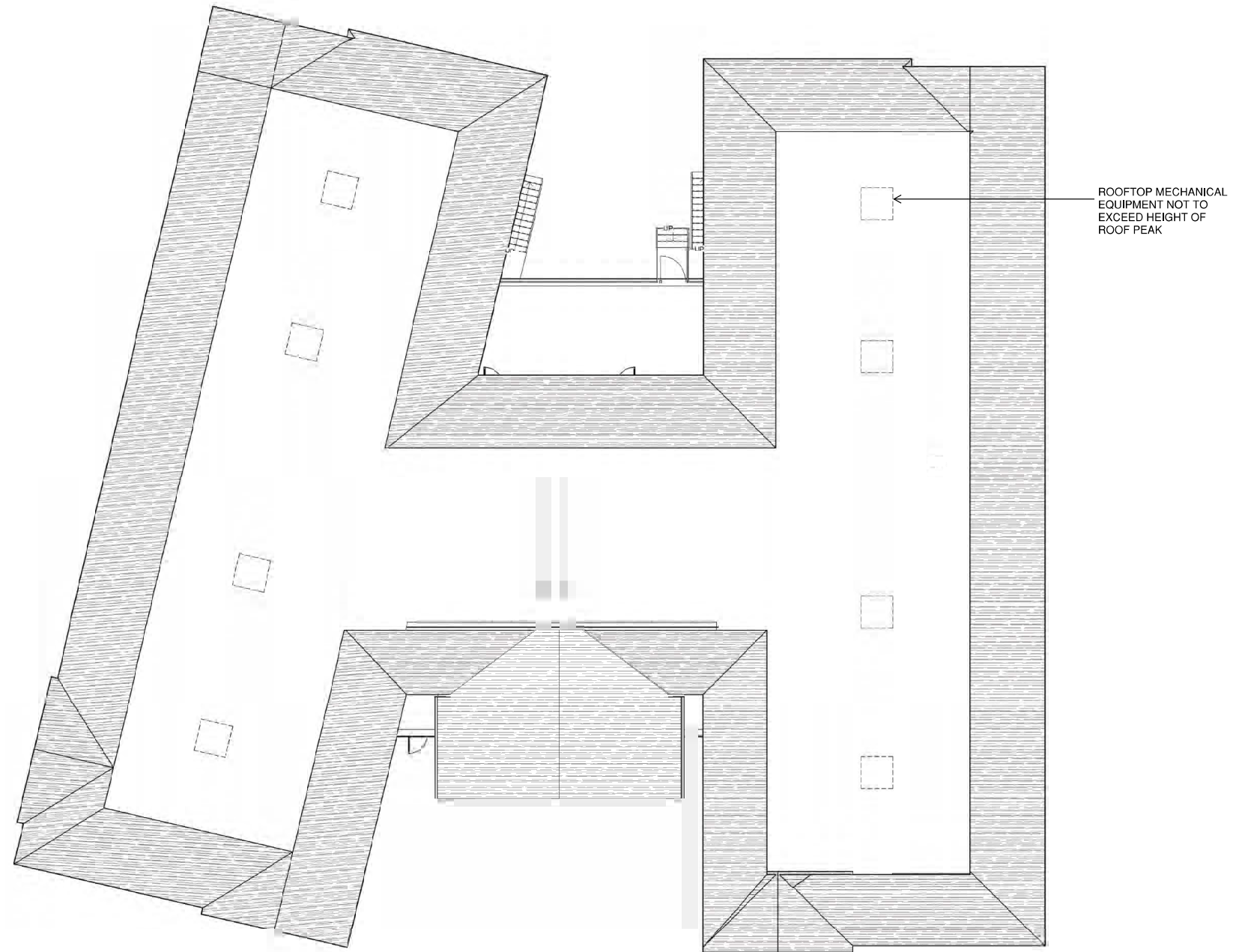
**5. Conclusion**

The submitted applications seek to realize the above stated goals and strategies established in the 2017 Plan of Conservation and Development by providing the much-needed Memory Care Use for the Town of Westport.





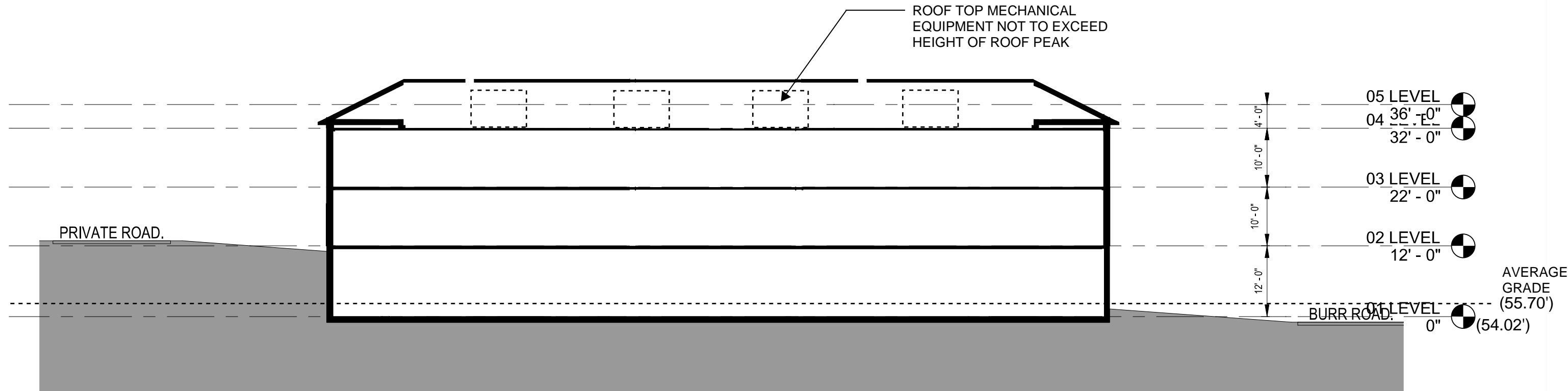














3 SOUTH BUILDING ELEVATION  
 1/8" = 1'-0"



4 WEST BUILDING ELEVATION  
 1/8" = 1'-0"



ELEVATIONS  
 CAREONE | 1 BURR RD



February 2023 | 610.649.8500 | www.meyerdesigninc.com  
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2 NORTH BUILDING ELEVATION  
A2.01 1/8" = 1'-0"



1 EAST BUILDING ELEVATION  
A2.01 1/8" = 1'-0"



2  
A1.04

3D View 3



3  
A1.04

3D View 4