

## TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

TUESDAY, FEBRUARY 28, 2023

Board Members Present: Ward French, Chairman, Vesna Herman, Manuel Castedo & Jon Halper. Minutes from the January 24, 2023, meeting were approved.

- 1. 485 Post Road East:** Proposed new signage and canopy (Parcel ID# D09//162/000) submitted by Christopher Hutwelker, Ready Imaging Inc., for property owned by Global Montello Group Corp, located in GBD. (Design by RK Consulting & Design LLC, 1/23/23)

**Appeared:** Christopher Hutwelker

Mr. Hutwelker said the gasoline brand is going to change to Exxon at the location so there will be a new street sign, price identification and canopy signage.

The current 2-sided street sign will be refaced in the same location. The sign board is:

- 73 inches wide by 100  $\frac{3}{4}$  inches long attached to the current white post, height unknown
- Colors are red, white and blue with the 6-inch-high street address in white letters on a blue band at the bottom of the sign
- An Exxon red decal stripe will be applied to the fueling canopy fascia
- 1 ft 6 inch high by 6 ft 9  $\frac{1}{4}$  long internally lit Exxon logo signs are located at the street end sides of the fueling canopy
- There are new red number wedges and koalas on the canopy support columns

Mr. Hutwelker said the koalas need ZBA approval.

Board members had no questions and agreed with Manuel Castedo that the new design looks good.

**THE APPLICATION IS APPROVED AS PRESENTED** (Unanimous)

- 2. 1 Burr Road:** Proposed conversion of the existing 120 bed skilled nursing facility into an 88 bed modern memory care facility into an 88 bed modern memory care facility consistent with 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. (Site plan dated 1/6/23, Redniss & Mead; Planting Plan, William Kenny Associates dated 1/10/23; Building plans by Meyer Architecture & Interiors, dated 2/14/23.

**Appeared:** Rick Redniss, Redniss & Mead; Craig Hoffman, Meyer Architecture

Mr. Redniss said they were here with the changes suggested by the ARB at their prior meeting.

Ward French asked if they had talked to the neighbors about their concerns about rooftop equipment. Mr. Redniss said yes and showed a photo of the current conditions and a rendering of the new roof which will hide all equipment.

Craig Hoffman described the changes to the exterior of the building:

- The Burr Street main façade has been simplified
- All gables are whitewashed brick with natural wood shingles in the peaks
- Windows are black with white trim
- Additional siding is blue gray shingles
- New store front entrance system with wood trellis and piers entrance
- Another wood trellis is over a patio to the left side of the entrance
- A gable has been added to the Post Road East façade
- The Post Road gables have 3 windows instead of the previous 2 in colors and materials that match the main facade
- On the rear façade the height of the trash enclosure has been increased to 8 feet

Jon Halper thanked the applicants for taking the board's comments to heart. The design is vastly improved. He asked if the entrance was covered and was told yes. Mr. Hoffman said the natural wood pergolas had been added to match the wood shakes in the peak of the gables.

Vesna Herman felt that a lot of the elements were not connecting. The sides of the buildings are treated differently and not put together very well. She said she would accept the design but personally thought it was not a particularly good treatment.

Manuel Castedo said he thought it was a much more cohesive design, more pleasant to the eye and simpler. He hoped the landscaping would be well done.

Ward French agreed that it was a much better design. He asked board members if they could support the application. They agreed but Vesna Herman said she would abstain.

**THE APPLICATION WITH THE PROPOSED IMPROVEMENTS IS RECOMMENDED FOR APPROVAL.** (French, Halper, Castedo yes; Herman no)

3. **919 Post Road East:** Proposed signage at 919 Post Road East (Parcel ID# F09//073/000) submitted by Kim Violano for property owned by SNC Property located in a GBD. (Photos of the location)

**Appeared:** Kim Violano

Ms. Violano said a new restaurant will be opening at the location. She said the sign was used by Subway, the former tenant. The same sign will be used in the same location.

The sign is an 8 ft by 2 ft board and is 2 sided. Black decorative text, Yuki Kitchen, on a white background comprises the whole sign. The street address, 919, will be painted on the post.

Vesna Herman asked if the street numbers would be readable. Ms. Violano said the number is 12 inches high.

Manual Castedo said the graphics are nice. He asked if the post would be painted as it looks awful now. Ms. Violano said she was not sure.

Ward French verified that the signage is black and white and suggested the post should be painted black.

Jon Halper also said the post should be painted black.

Vesna Herman agreed.

Ms. Violano said she would tell the owner.

**THE APPLICATION IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE SIGN POST WILL BE PAINTED BLACK (Unanimous)**

Sally Palmer, Recording Secretary