

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

TUESDAY, MAY 23, 2023

Board Members Present: Vesna Herman, Acting Chairman, Manuel Castedo & Jon Halper. Staff: Donna Douglass

Minutes from the March 28, 2023 meeting were approved.

- 1. 41 Richmondville Ave:** Proposed new freestanding signage and illuminated building signage at 41 Richmondville Avenue (Parcel ID# C12//046/000) submitted by Ryan Peterson, Coastal Luxury Homes, for property owned by 41 Richmondville LLC located in Zoning District. (Site plan Kousidis Engineering, LLC, no legible date; Sign design ABC Sign, Bridgeport, CT 5/8/23)

Appeared: Ryan Peterson

Mr. Peterson said the freestanding sign will be located at the entrance to the complex off Richmondville Ave. adjacent to the parking lot. The sign is:

- 32 inch high x 72 inch wide x 9 inch deep monument sign on a 12 inch granite base
- It is a single face fabricated aluminum cabinet with stencil cut push-through illuminated graphics
- Text is The Mill/Westport with the street address, 41 Richmondville Ave. below
- The sign graphics will be back lit at night

The building sign is on the canopy over the lobby entrance on the driveway adjacent to the parking lot. It says The Mill in illuminated channel letters.

Jon Halper verified the lighting.

Manuel Castedo had no questions.

Vesna Herman asked if the signs were the same color metal as the metal elements of the building and was told yes. She asked about the current sign at the front of the building. Mr. Peterson said it is temporary and will be removed.

Jon Halper said the signs were fine, he had no issues with them.

Manuel Castedo agreed, the graphics are good looking.

Vesna Herman agreed.

THE SIGN DESIGNS ARE RECOMMENDED FOR APPROVAL AS PRESENTED
(Unanimous)

- 2. 680 Post Road East:** Proposed new freestanding signage at 680 Post Road East (Parcel ID# E09//044/000) submitted by Al Vasko, Tierney, Zullo, Flaherty & Murphy P.C. for property owned by Klinga Properties LLC located in a GBD/A. (Leonard Surveyors 3/28/23)

Appeared: Attorney Frank Murphy, John & Elizabeth Klinga

Mr. Murphy said the Klinga family has owned the property since the 1940's. The current tenant, Sakura, a Japanese restaurant, has been there for 41 years and the signs for as long. The DOT has taken 16 feet from the front of the property for a road widening project. The signs have been removed and there is a temporary sign. The plan is to move the current signs, which are in good condition, to new locations. There are one way entrances into and out of the property. He described the signs:

Main Restaurant Sign:

- Double sided carved wood 8.25 ft high
- 16.37 s.f. each side for a total square footage of 32.74 s.f.
- Graphics have the restaurant name with carved flowers and leaves, A Japanese Restaurant panel and a rider saying Sushi Bar suspended under the main panel

Entrance Sign:

- Double sided wood sign 3.67 ft. high
- 3.75 s.f. each sided for a total square footage of 7.5 s.f.

The main sign will be relocated to the east front corner of the property next to the exit drive. It will require ZBA approval as the location is highly noncompliant. It is in the vicinity of DOT traffic light signal controls.

Vesna Herman asked what was required from the ARB. Mr. Murphy said sign approval. Ms. Herman asked if they are the same sign. Mr. Murphy said yes.

Manuel Canova asked if it would create a blind spot for vehicles going out. Mr. Murphy said the DOT had given their ok for the location.

Jon Halper had no issues.

Vesna Herman asked if it could block site lines to Hillspoint Road from the Post Road. Mr. Murphy said it shouldn't.

Board members agreed as long as it is in a safe location for drivers.

THE APPLICATION TO RELOCATE SAKURA SIGNAGE IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

- 3. 259 Riverside Avenue (aka 257 Riverside Avenue):** Proposed new non-residential balconies and façade modifications at 259 Riverside Ave. (aka 257 Riverside Ave.) (Parcel ID# C0//056/000) submitted by Phil Cerrone, Architect, for property owned by CEG Riverside LLC located in a GBD. (Site Plan: Eric Raines, Landscape Architect dated 2/24/23; Building plans Philip H. Cerrone, Architect 9/26/22)

Appeared: Phil Cerrone, Architect

Mr. Cerrone said there are 3 buildings on the property but the application is only for 257. The project includes adding balconies to the 2nd and 3rd floor windows on the river side, removing the balcony at the front entrance and updating the rear windows. Currently the building has a metal roof and wood shingles. Renovations include:

- New roof overhang and steps at front entrance
- 7 ft x 13 ft balconies on the 2nd and 3rd floors on the river elevation with cable rail systems and weathered coreten steel look plastic beams
- Clean up patio off first floor on river

Jon Halper and Manuel Castedo had no questions.

Vesna Herman verified the materials. Mr. Cerrone said the plan is basically to clean up the building, add new railings, replace windows at the rear and open up to the water. They are going to try to get permission to add a dock. There is no change to the footprint. Ms. Herman asked if the roof will remain the same. Mr. Cerrone said yes, they might replace the skylights.

Jon Halper said it is a needed improvement to a challenging building.

Manuel Castedo said the site is important and he approved the changes planned.

Vesna Herman liked what is being done, the improvements are interesting and needed.

THE APPLICATION FOR BUILDING RENOVATIONS AND NEW BALCONIES ARE APPROVED AS PRESENTED (Unanimous)

- 4. 1365 Post Road East:** Proposed new free-standing signage at 1365 Post Road East (Parcel ID# G09//000) submitted by Marty Rogers, Marty Signs, for property owned by AP 1365 Post Road E. Westport LP, c/o Asana Partners LP in a GBD. (Sit plan dated 7/16/13, CCA LLC)

Appeared: Marty Rogers, Marty Signs

Mr. Rogers said the property from the Lexus dealership to 1365 Post Rd. E., which includes Ulta and Balducci's, is single property in a GBD and is allowed only one site sign, currently in front of Ulta. 1365 is set well back from the road on the east end of the Balducci's and will require ZBA approval for a second sign on the property. Mr. Rogers said the business would be impossible to see from the road without identification, especially coming from the west.

The proposal is for a 25 s.f. site sign within setbacks:

- 120" wide x 32" high x 8" deep aluminum, single faced box sign
- Satin black with white letters
- Mounted to white PVC sleeved posts 13" tall from the ground
- Installed in concrete
- Without internal lighting

Mr. Rogers said it is not flashy, is behind setbacks and has no lighting.

Board members had no questions and agreed it was a nice design for 2 tenants.

THE SIGN DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED
(Unanimous)

Sally Palmer – ARB Clerk