

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

TUESDAY, JUNE 27, 2023

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

Minutes from the May 23, 2023 meeting were approved.

1. **1000 Post Road East:** Proposed removal and relocation of two drive-thru signs and one new building mounted sign at 1000 Post Road East (Parcel ID# F09//057/000) by Dorin Balan, Kimly-Horn, for property owned by S M Westport LLC located in an HSD zone. (Site Plan Kimley Horn dated 5/24/23; Sign design Kimley Horn 7/15/22)

Appeared: Dorin Balan and Dave LoFrisco

Mr. Balan said they are making signage changes responding to current demand at Starbucks. Slightly changing the location for the menu and orders panels will provide a more efficient layout and operational flow. The new signs will be similar to the current with a reduction in size of the menu panel.

Some of the changes include the new order location and menu boards on the SW corner at the rear corner of the building; concrete curb cuts off the Post Road will be widened and curved; and left and right exits introduced. A concrete sidewalk will be built along the Post Road.

Board members had no questions and were fine with the changes.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED
(Unanimous)

2. **85 Post Road West:** Proposed façade change at 85 Post Road West (Parcel ID #C09//074/000) submitted by David Mann, SNS Installations, for property owned by Lighthouse Westport LLC located in a ROFD1 zone. (No site plan provided)

Appeared: Aaron Dweck and Alex Belushi, Architect

Mr. Dweck said they are returning with the existing design with a proposal for an alternate color palette. The existing is a combination of building sections in orange, yellow and a bluish color and they thought a more undertone palette would be more pleasing. They are asking for changes to existing approvals. They propose a color palette of white with a gray top or white with some gray trim.

Ward French said he needed clarification, there are now bays and inset balconies. Are you proposing parapets that were not in the original drawings? Mr. Belushi said there were parapets but they are very pale in the original drawings. Mr. French said these are not the same drawings, what else is changing? Mr. Dweck said he could see what Mr. French was saying. Mr. French

said he gets the sense he's looking at a different project, that we are not looking at only color changes.

Vesna Herman asked if there is a change in building height. Mr. Dweck said he would have to check with the civil engineer but as to height from floor to ceiling, no changes. Ms. Herman said it looks like you are creating smaller masses, breaking it up more, developing a different elevation from the past. The balconies, negative and positive spaces are all new. She asked if there are changes to the site plan. Mr. Dweck said no changes to the site plan or parking. We are asking for approval of the inset balconies and new color scheme. Mr. Belushi said also the enlarged base and windows. Ms. Herman was still concerned that the site plan had changed and was assured it hadn't. She verified that the building is now smaller in the middle section.

Ward French asked if they are only looking for feedback tonight and was told yes. Mr. French asked which elevation they are looking to achieve. He liked the new colors and preferred the gray base.

Manuel Castedo asked if there was a change in the number of units and was told no. He questioned the drawings. Mr. Dweck said the quantity is the same, they have mixed and matched the units but the numbers remain the same. Mr. Castedo said he would like to see proper drawings with clear balconies and cornices.

Vesna Herman said she liked that they were breaking up the long building, creating shadows and using more calming colors. She liked the gray base and white top. It is an improvement.

Mr. French asked the applicants to take the board's comments into consideration when coordinating the renderings and elevations. He asked that they coordinate with their prior approvals.

APPLICANTS WERE ASKED TO RETURN, TAKING THE BOARD'S COMMENTS INTO CONSIDERATION (Unanimous)

3. **620 Post Road East:** Proposed new signage at 620 Post Road East (Parcel ID# E09//046/000) submitted by Lanier Rhomas, SNS Installations for property owned by Equity One Westport Village Center LLC located in a GBD/A zone.

Applicant did not appear.

4. **191 Post Road West:** Proposed new free-standing signage at 191 Post Road West (Parcel ID# C08//041/000) submitted by Paul DeCrisantis, ARTEffects, Inc., for property owned by 191 Post Property Owner LLC, located in a GBD zone. (Site plan Langan dated 5/19/23; Sign design by ARTfx dated 5/19/23)

Appeared: Paul DeCrisantis and Lorin Rosin.

Mr. DeCrisantis said that the sign is:

- free standing, double sided and 15 s.f. per side
- Sprayed with epoxy with stencil cut letters faced with translucent vinyl and back lit LED letters and multi colored logo
- It sits on a 2.5 ¾ base with a 2 inch reveal at the top and 5 inch white acrylic street numbers

Mr. Rosin said the sign has a life time guarantee as the letters and logo are an automotive epoxy satin treatment.

Vesna Herman asked if the sign needs a variance. Mr. DeCrisantis said yes, we don't have the required frontage. Ms. Herman said she understands the need for the sign and asked if it is in the approximated location of the temporary sign and was told yes.

Manuel Castedo asked if only the letters light up. Mr. Rosen explained how the light works, a low face light with illuminated colored letters and logo. He said it only turns on when it gets dark and will turn off according to Westport regulations.

Vesna Herman agreed that they need a sign at that location. She said the design was fine, cheery, and she had no problem with it.

Manuel Castedo said it was a nice sign.

Ward French agreed.

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