

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES OCTOBER 27, 2015

Members Present: George Masumian, Chairman; Jon Halper, David Mann, Ward French and Vesna Herman. Minutes from the 10/13/15 meeting were approved as presented.

1. **1850 Post Road East, signage**

**Appeared:** Eric Merliss, sign designer (plans dated 5/4/15)

Mr. Merliss said the sign is for Michaels, a retail craft store and new tenant in the Home Goods shopping center. The sign consists of:

- 5 ft 6 inch high script letters, 20 ft 10 7/8 inches long spelling out Michaels
- Letters are red internally lit LED's on the white background of the entrance fascia
- A 5½ inch high x 65 inch plaque on a shared multitenant pylon sign on the Post Road

Mr. Merliss said they have a version with 3½ ft high letters but he hadn't been told there were any zoning issues with the proposed sign size.

George Masumian asked Mr. Merliss if he had photos of the other stores in the center as he was trying see how the height of the letters compare to the Home Goods sign. Mr. Merliss said he didn't have photos but checked his phone and said the Home Goods sign is 5 ft high x 32 ft long.

Vesna Herman said the size and scale of the letters compared to the rest of the stores is a concern.

David Mann verified that the letters are channel letters mounted directly on the fascia.

Ward French and Jon Halper had no questions.

Vesna Herma said she liked the lettering but how the scale relates to the other stores is still a question.

Ward French said he had no problem with the sign.

David Mann said he also would like to see it in context but the script font is light and mitigates the height. But the scale of the façade is smaller than Home Goods so there is still not a clear picture of its size in context.

Jon Halper agreed it is tricky to tell the relationship of the sign without pictures. But the letters are pretty good in relation to the façade and the font is light, so he thought it would be fine.

George Masumian agreed that it would have been better to see the size in relation to the entire strip mall. He also agreed that the size is good in proportion to the façade; also, it is a lighter font and is far back from the road. He agreed that it should be ok.

David Mann asked if the board could see the smaller letter version. Mr. Merliss provided it on his iPad. Vesna Herman liked it but the rest of the board members agreed that it was too small.

**THE SIGN DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED** (Herman no; Masumian, French, Halper and Mann yes)

2. **260 Compo Road South**, new glass doors for restaurant (site plan 7/16/18, elevations 9/24/15)

**Appeared:** Allejandro Marini, Antonio Ninivaggi

Mr. Marini said they are replacing the sliders in the south façade of the restaurant at Longshore with a folding glass wall system. The width is approximately the same as the existing but the opening height is increased by 1 ft 9 inches. Trim will match the existing. There is much deterioration so they intend to repair and renovate using matching materials.

Jon Halper asked if there would be an awning over the door. Mr. Marini said yes, it will be a year round fixed awning.

David Mann asked if everything else would remain the same. Mr. Ninivaggi said yes, except the new glass doors and the repairs that are necessary.

Ward French said it looks like the overhead door trim is being changed; it was a continuous layered band, but the new trim doesn't match it and it will change the look.

Vesna Herman verified that the side windows will remain the same.

George Masumian asked if the side windows are new. Mr. Marini said they aren't new, but they have been replaced. Mr. Masumian agreed that they should try to coordinate the door trim. The nano wall will provide good flow and site lines to the outdoors.

Jon Halper said the doors are fine; the benefits outweigh any of the shortcomings. David Mann agreed.

Ward French said he would like to see the doors a little shorter, they crowded the roof too much. Mr. Marini said they are only going to be 8 ft 3 inches high.

George Masusmian said it is an improvement, but agreed that the doors were a little high in proportion to the wall itself. But he understood why they are doing it.

**THE NEW FOLDING GLASS WALL SYSTEM IS RECOMMENDED FOR APPROVAL**

(Halper, Mann, Herman, yes; French, Masumian, no)

3. **336 Main Street**, fixed awning (plans dated 6/11/15, elevation dated 6/9/15)

**Appeared:** Joshua Pulver, Architect

Mr. Pulver said a new tenant, Matt Bernson, a women's shoe store, is taking over the site. Changes to the storefront include:

- Façade to be painted black
- Water table tile will be replaced with black tiles
- New black fixed awning with yellow logo and trim
- New black sign board with white lettering

Jon Halper verified the components and had no questions.

Vesna Herman, David Mann and Ward French had no questions.

George Masumian asked if the sign board and letters are larger than the previous. Mr. Pulver said no, the sign board is being reused and the letter height is the same, 9 inches high.

Board members agreed it is an attractive update.

**THE NEW SIGN DESIGN ON THE EXISTING SIGN BOARD AND THE NEW AWNING ARE RECOMMENDED FOR APPROVAL (Unanimous)**

4. **319 Post Road East, ZBA #7436, free standing sign (Plans dated 7/28/15)**

**Appeared:** Peter Cadoux, Architect

Mr. Cadoux said the sign is for the Westport Country Playhouse and was designed by a committee. The signage is a mess and the driveway is a mess; the driveway will be repaired and widened. The proposed signage consolidates 3 different signs in one location to the left of the entrance drive and relation to the proposed wider driveway. Some variance are required. The sign as presented is:

- A 9' x 8" high by 9' 2" post and beam support for 2 hanging sign boards
- A 3' x 3' 2 sided sign box for Positano's restaurant is at the top; a 2 sided 3' 5" wide x 5' 6" high locked access sign box for the Playhouse hangs below it
- The sign has a gable roof with asphalt shingle tiles to match the Playhouse
- Letters on the top and base posts say Westport Playhouse in back lit halo stainless steel letters
- Sign boxes have perimeter LED accent lighting
- A beam and bracket support is white painted wood veneer
- The base is fieldstone with bluestone trim
- The sign post is vertical cedar boards painted to match the Playhouse
- All colors and materials to match the Playhouse

There were photos of a full size model built by the Playhouse carpenter.

Jon Halper asked if Playhouse lettering on the post and beam is the font listed on the plans or is it the font on the model. Mr. Cadeaux said the plans are correct. Mr. Halper asked if the beams are chamfered like in the plans or like the model. Mr. Cadeaux said the plans are correct. He asked what material is used in the roof soffit. Mr. Cadeaux said it would probably be bead board. Mr. Halper asked if the decorative zinc surround under the roof is lit and was told no.

David Mann asked why they are using an asphalt shingle roof. Mr. Cadeaux said to match the Playhouse. Mr. Mann said the post and beam in the model look like the same width. Mr. Cadeaux said they aren't; the dimensions in the plans are correct.

Ward French asked if any consideration had be given to making it look more country, for instance with a wood shingle roof. Mr. Cadeaux said the concern had been to make it match the playhouse.

Vesna Herman agreed. She said there are a lot of architectural elements in the sign and the wood shingle roof would look better. Mr. Cadeaux said he would try but it had taken a long time to get a consensus for materials. Ms. Herman asked if the model is in the location where the sign will actually be located. Mr. Cadeaux said yes.

George Masumian asked where the street number would be located on the sign. Mr. Cadeaux said the Playhouse address is actually 4 Powers Court. They felt it would be too confusing to put that number on the sign on the Post Road and it will probably be on the Powers Court sign.

Jon Halper said it is a great sign, and it relates to the original gate piece. He encouraged them to do a wood roof.

David Mann agreed, it is a nice addition and relates to the Playhouse. He did not like the 3 tab asphalt roof and would much prefer wood shingles. The reveal detail of the post and beam is important. He was concerned that the design of the Positano sign might not fit its space.

Ward French said the sign looks nice and familiar and fits the Playhouse. He would prefer a wood roof.

Vesna Herman said it has both traditional aspects and playfulness with the ability to change posters. She would prefer a wood roof.

George Masumian said it is a great improvement to what is there and will help the Playhouse identify itself. He also agreed it should have a wood roof.

**THE SIGN DESIGN IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT IT WILL HAVE A CEDAR SHINGLE ROOF (Unanimous)**

5. **247 Riverside Avenue**, rooftop telecommunication antennas (Survey map 10/15/08, Improvement location survey 4/17/15, Selco & Verizon specs 5/18/15, Streetscape photos 9/15, Visual assessment & Photo simulations 10/15)

**Appeared:** Kenneth Baldwin, Attorney; Carlo Centore, Centek

Mr. Baldwin said they are proposing to add antenna to the top of the penthouse on the roof of 274 Riverside Ave., with additional equipment in the garage and on the rear parking deck.

Mr. Centore said they will hide the antennas in roof concealment enclosures made of materials that allow for transmission. They are 7 ft high and of fiberglass with stucco facing that will match the coping on the building.

Ms. Herman verified the enclosures' 7 ft height and that they will match the building materials and color.

Ward French asked if they had considered other locations that would not make it necessary to add to the height of the penthouses. Mr. Centore said they have the option for side mounting them but the signal is dependent on the height. Mr. Baldwin said there are all sorts of technical considerations with

the signals. Mr. French asked how they would access the antenna corrals. Mr. Centore said the sides are hinged. Mr. French verified that there is no roof.

David Mann and Jon Halper had no questions.

George Masumian asked if they had looked at locating them at the rear, west side of the building toward the golf course. Mr. Baldwin said that if installed there they would have to be much higher so the building didn't interfere with the signal; antenna have to be either close to the building edge or taller for the signal to work. Mr. Masumian said it looked like either the northwest or southwest corners would get good north/south exposure. Mr. Centore said what they need is an eastern exposure.

Vesna Herman said she appreciated the effort to screen the equipment. Board members agreed.

**THE APPLICATION FOR SCREENED ANTENNAS IS RECOMMENDED FOR APPROVAL AS PRESENTED** (Unanimous)

6. **Other Items:** First Selectman Jim Marpe stopped by to thank board members for their service, particularly George Masumian, who will serve in the future as an alternate, and Jon Halper who is resigning from the board.

Sally Palmer  
Recording Secretary