

**ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
MINUTES
Tuesday, December 13, 2011**

ARB Members present: Brown, Gadsden, Hughes, Lawrence, Groppa
Staff: Keating

ARB #26-2011

Infinity Fitness Gym c/o David Peterson
264 Heights Road (beneath Palmer's supermarket), DC Zone.

No one was present to represent the applicant. The discussion was postponed until a subsequent meeting.

ARB #27-2011

Starbucks, 815 Boston Post Road, CBD Zone.
Request to modify existing wall signs, add a blade sign, and replace existing outdoor furniture, umbrellas, and lighting.

The request for new signage, lighting fixtures, outdoor furniture and umbrellas was discussed and approved. The project involves the removal of the existing wall sign on the parking lot side of the building and installing a new sign on the front wall, parallel to the Boston Post Road. The Board voted to support the application to the Zoning Board of Appeals for an additional wall sign on the entrance façade facing the parking lot. If approved by the ZBA, the signs shall be constructed and installed in accordance with the application materials and plans on file in the Planning and Zoning Office. The two 13"-5 1/4" wide wall signs shall consist of 10" high white pin-mounted letters. The wall signs shall be illuminated from above by new black gooseneck fixtures. New carriage lamps shall flank both entrance doors. The projecting blade sign located on the Boston Post Road façade corner shall be 24" in diameter and shall hang from a black circular bracket. The blade sign shall consist of the logo only. The outdoor furniture was approved as submitted. The umbrellas shall be green with no writing or logos.

ARB #29-2011

Olivette, LLC, Alina Lawrence
1084 Boston Post Road, CBD Zone.
Proposed wall sign.

The application for new signage at the above address was discussed and approved. All work shall be constructed and installed in accordance with the application materials and plans on file in the Planning and Zoning Office. A new translucent vinyl panel shall be inserted into the existing sign box. Although the box might have previously been backlit by fluorescent bulbs please note that internal illumination of signs in this zone is not allowed. The sign background will be ivory with 10" high black lettering and green and gold accents. Gold 8" high letters will be used within the storefront windows. The Olivette logo and store hours will be on the entrance door.

ARB #30-2011

Phil's Grill 340 Heights Road, within Noroton Heights Shopping Center, DC Zone
Proposed addition to existing restaurant.

The request for an expansion of the restaurant at the above address was discussed and the architectural design was approved. A new 115 square foot vestibule/entry area shall be created allowing the existing vestibule/entry area to be converted to a bar. This brick and glass expansion to the right of the front façade will be achieved by filling in an area currently under an existing roof projection. All work shall be constructed and installed in accordance with the application materials and plans on file in the Planning and Zoning Office. The Board also approved the architectural design of the addition of a new outdoor seating area in front of the building. The proposed new furniture and encircling fence shall match those in the existing outdoor seating area across the sidewalk.

The expansion of the building, the modification of the interior layout and the creation of additional outside seating are all subject to action by the Planning and Zoning Commission. The applicant may proceed with that application.

ARB #28-2011

Darien Social Restaurant and Bar, 934 Boston Post Road and 10 Center Street, CBD Zone.
Proposal for two wall signs.

The request for new signage, awnings and lighting fixtures for the building at the above address was discussed and approved. All work shall be constructed and installed in accordance with the application materials and plans on file in the Planning and Zoning Office. On the Boston Post Road façade, 10" metal pin letters, painted an antique bronze color shall be mounted on the curved fascia band above the entry doors. The street address numbers shall be applied to the glass panel between the two entry doors.

At the other end of the building, black shed-style awnings shall be installed over the two windows and two doors on the Center Street façade. The new black gooseneck fixtures mounted above the awnings shall be angled to wash the bricks rather than spot light the awnings. A 5' wide by 2'8" high wall sign shall be installed to the right of the lobby/restaurant entrance double-door. It shall have a brown background with polished brass letters not to exceed 10" in height and white stars. Two black gooseneck lamps shall be mounted over the sign. The wall sign will be installed higher than shown on the submitted illustration and will not line up with the top of the door. Carriage lamps shall flank the single doors on this façade.

The Board feels strongly that the signage of the proposed tenants for the second floor of this building be determined at this time to optimally coordinate with the restaurant signage. Sam Gardner offered to work with the property owners and tenant, Leona Peiffer, to design a freestanding sign to be located on the Center Street side of the building. This sign would consist of the street address and the tenants' names. They will return to the Architectural Review Board once this design has been determined.

The ARB commended the owners for the successful renovation of this important old building.

ARB #31-2011
College Nannies and Tutors, 10 Center Street
Proposed Signage

Leona Pfeiffer of College Nannies and Tutors discussed several design options for signs for the second floor office space that her business occupies. The proposed window signs and walls signs were not acceptable and need to be revised and resubmitted. The Board feels strongly that a signage plan for the renovated building must be coordinated at this time with all interested parties. It was agreed that they would work with the building's owner and architect Sam Gardner to develop a freestanding sign which would include the street address and names of the tenants. Revised signage plan will be submitted once it has been designed.

ARB #32-2011
Sign Application for the Exxon Gas Station, 1358 Boston Post Road

The request to change out the signage at the gas station at 1358 Boston Post Road in Darien from BP to Exxon was discussed and approved. All work shall be done in accordance with the application materials and plans on file in the Planning and Zoning Office. The re-branding includes installing new blue dispensers, replacing the green BP shop sign with a red Tiger Mart sign, and replacing the green band around the canopy with a red band.

As discussed at the meeting, if the sign box on the existing 20' high pole sign is merely re-used and not replaced, the pole can remain at its current height and the existing sign area can remain the same. However, if a new sign box is installed, the area of the new sign must comply with the current regulations, which limits the area of the sign to 18 sq. ft. (eighteen square feet) per side. If the existing pole is beyond repair and needs to be replaced, the new pole will need to be shorter to comply with the current regulations. The top of the sign on the new pole cannot exceed 15' in height.

Approval of Minutes
October 18, 2011 minutes were reviewed and adopted.

Election of Officers for 2012 was postponed.

The meeting was adjourned at 9:45 PM.

Respectfully submitted

David Keating
Assistant Director of Planning