

**ARCHITECTURAL REVIEW BOARD
DRAFT MINUTES
Tuesday, Sept 20, 2011**

ARB Members present: Macdonald, Greene, Gadsden, Hughes, Castell, Lawrence
Staff: Keating

1. ARB #23-2011
Baywater 745 BPR, LLC, DB-1 and R 1/3 Zones
New replacement mixed-use building proposed at 745 Boston Post Road

David Genovese introduced a plan for a new New England Colonial Style three story structure that will provide office space for one or two rental tenants on the first floor with the two stories above containing four residential units per floor with 12% of them affordable. Situated at the rear with a higher grade there will be garages for each residential unit topped by an approximately 5 foot cupola. Seelan Pather of Beinfield Architecture, described the building with Boston Post Road setback of 28 feet from the curb line (and approximately 20 feet from the property line), commercial entrance on the Boston Post Road, residential entrance and courtyard via Academy Street. Painted HardiePlank clapboard siding, natural stone facing at the base, stained paneled front door, stone veneer chimney cut into brick shape, Marvin windows and Rustic Black asphalt roof shingles will be utilized. The parking area lights will be timed to go off at 10 PM.

There were questions as to the 28 foot setback and whether the new building would line up with the immediate neighboring buildings along the Boston Post Road. The existing building lines up well with the others and the existing structure is two floors with a flat roof. The proposed is three full stories with a peak roof and it will be closer to both streets than the existing building on the site. Other concerns included the height and heft of the cupolas and spires on the detached garage buildings. They agreed to work on proportional cupola changes and to check the set back of the main building to keep it in line with others on the street. ARB urged them to include hinges on all shutters for definition. The paint colors will be in the cream range with several samples displayed. A proposal to use white as one overall color that would include trim and shutters giving this building a contemporary feel was discussed, and an example of a small residential house on Pear Tree Point Road was shown as an example.

The architects will clarify the color and cupolas decisions and return to the ARB. The design concept was approved by ARB.

2. ARB #22-2011
Allstate, 770 Boston Post Road. Request for wall sign installation.

A proposal for a 6' long by 15" high, two inch thick carved foam sign with white lettering and logo on a blue background was proposed for the fascia on the front porch. The tenant on the left side of the building, a woodworking business, will be vacating their space and their sign will be removed. Allstate will be taking over that space. The larger office space will allow Allstate to have the larger proposed sign. ARB requested that the sign leave at

least a 1 inch border on all four sides of the fascia exposed, with the letters and logo 10 inches high and recessed by one inch. The design was approved.

3. ARB #24-2011

Anthony's Coal Fired Pizza. 319 Boston Post Road, SB-E and R-1/2 zones

Nick Alvalis presented two non-illuminated signs replacing the existing Harper's over the front door with a pole sign at the street. The Harpers' front wall sign had a ZBA Variance regarding the height of the letters. This was supported for continuation for Anthony's sign. The hanging sign is closer to the front property line than normally allowed (again by ZBA variance). The replacement sign design was approved with a request to include a street number. The existing hanging sign is actually closer to the street than allowed by the variance, so it will need to be relocated. The applicant needs to return to the ZBA to request the reuse of the letter height and location variances for the new business.

The proposed changes to the front façade would replace three windows with three retractable folding glass doors to a front yard garden/patio. Architecturally it was out of keeping with the rest of the building and having an opening presented some seating and other physical problems as well. French doors that swing out were suggested in lieu of the folding doors and the applicant was requested to keep the rounded windows above the doors to match the façade of the other side of the building. They will reconfigure the plans and return for further review of the possible façade changes.

4. ARB #25-2011

Darien Station Associates, LLC, 20 West Avenue CBD Zone

The proposed changed front elevation enclosed in the packets to the ARB was eliminated. Revised plans to leave the front façade 'as is' were submitted. The applicant's decision to keep the current front elevation was greeted with much relief from the Board. There were rear parking changes and the addition of three flat awnings, using dark brown Sunbrella material, would cover windows and entrances on the driveway side with inclusion of dark panels between some windows to unite them to appear as one. ARB suggested adding some sconces to give variety. Rear entrance and side door also has the same dark flat awning. The revised plans for changes to the rear and side, including awnings and dark panels, were approved. They will return to ARB for possible signs.

5. ARB #21-2011

19 Old King's Highway South, OB Zone Proposed signage

Heather Fusco presented a 20 square feet sign that is composed only of the numerals 19 that stand 3 feet 4 inches high, 6 inch deep of fabricated aluminum in satin red on a brushed stainless steel base in the same location of the existing sign. This large red number would

be in lieu of (not in addition to) the directory sign for the office building. This number will be lighted by ground pin lights. There will be no identity of the tenants – just the number 19. This same red will also be carried to some of the details in the interior of the building. The ARB requested that the front landscaping be redone to complement the simple 19 identification sign. Due to the unique design, the applicant must seek a variance from the Zoning Board of Appeals. The ARB enthusiastically approved for ZBA's consideration.

The June and July ARB minutes as well as the proposed 2012 meeting schedule were approved. The next scheduled meeting will be October 18, 2011.

Respectfully submitted,

Marian Castell