

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
MARCH 13, 2007**

Members Present: Castell, Greene, Groppa, Hughes, Lawrence, Macdonald  
Staff: Keating

---

*1. ARB #2-2007*

*Rich Corbo, Architect for M&P, LLC d/b/a A Taste of Italy, 72 Tokeneke Road, DC Zone  
Proposing additions and alterations.*

The previously stated objections of the Board to the mass of the proposed addition and the lack of windows were discussed. The architect explained that the wall space inside is taken up by equipment to meet the Health Department requirements, which is the reason that there are no windows. The architect will come back next month with different options to break up the exterior, such as a design in brick.

*2. ARB #5-2007*

*Dwight Collins and Tom Golden for property at 1063 Boston Post Road, CBD Zone  
Proposing changes to façade of the Panera Breads Building from what was previously approved  
by the Board.*

The owners proposed changing some details and materials in the façade to save money, yet keep the feel of the overall design. In the front they suggested using precast concrete instead of applied wood for the horizontal banding. On the west façade they want to take out the fake arches and highlight the main entrance by enlarging it, as it will be the entrance for the second floor tenants. In the rear they want to take out the horizontal band. On the east, they took out the more decorative corners. Accepted as proposed.

*3. ARB #6-2007*

*Wilder G. Gleason, Esq. of Gleason & Associates LLC for Felix T. Callari and  
Sylvia S. Callari d/b/a/ BMW of Darien, 140 Ledge Road, SB Zone.*

Proposing to expand the showroom, to construct a second floor mezzanine area for customer waiting area and sales personnel area and customer service area and related improvements.

The BMW dealership is proposing a two story expansion in front in a modern design of clear glass, a twenty foot high building with trim in bone white aluminum. While the Board liked the design of the building, the Board felt that the location of the new parking lot was too close to the road, thirty feet closer, and the parking lot does not function well because of the contour of the land and needs to be rethought. We also need to see a landscaping plan.

The building design was approved. The Board requested that the applicant return with signage and landscaping plans as well as a clarification of the design of the small parking lot located in front of the showroom.

4. ARB #7-2007

*Jay Sandak of Sandak Hennessey & Greco and Doug Milne of 180 LKHS LLC, Sullivan Associates Architects, and Matthew Popp for Environmental Land Solutions, LLC, landscape architects for 1500 Boston Post Road & 180 Old Kings Highway South.*

Proposing to merge the properties and construct an addition to the existing medical office building.

The proposed addition of 8100 square feet will give a building total of 17,000 square feet. To break up the mass of the plain, white stucco building, the architect is proposing adding rake boards to the gables and corner boards, along with molding along the roof line and shutters. The Board did not want shutters, as they are not functional or even fit the size of the windows. The Board felt that building is still much too plain and the tremendous massing needs to be broken up further, perhaps with different material on the gables or different coloration, such things as decorative lighting or trellises, different window configurations. The architect will work on breaking up the horizontal massing. **Revised plans will be submitted for review next month.**

The landscape architect will work on foundation plants, and will work on screening the building from Cross Street.

5. ARB #8-2007

*Charles Thomas for 21 Tokeneke Road.  
Proposing a sign for the Center Street entrance.*

The proposed sign is 11.9 square feet, with lettering of 6.93 square feet. The sign will be 4 inches in from the opening and 6 inches from the top of the arch and top of the window. Approved.

Respectfully submitted,

Judy Groppa