

Architectural Review Board
Darien, Connecticut
Minutes
February 24, 2015

Members present: Lawrence, Macdonald, Castell, Browne, Hughes
Staff present: Keating

The meeting was opened at 8 P.M.

ARB #03-2015

Equity One, LLC, 430 Boston Post Road, DB-2 Zone
Façade changes to Trader Joe's, Chase & Orvis

Attorney Wilder Gleason, Jack Rosencrans, representing Equity One, and Architect Shawn Bland presented new plan for updating the façade of the shopping plaza. The facades of Trader Joe's and Orvis will remain as they are presently with the addition of backlit letters serving as signage for each store. There will be a white cornice board across the entire length of the center.

The Chase portion of the shopping plaza will be fitted with articulated brick columns and obscure dark glass in order to maintain the rhythm of the storefront appearance of the plaza. The upper portion of the Chase façade will be faced with Hardie Plank clapboard siding in Cobblestone with arctic white trim. The existing Chase sign will be used.

The Board approved the proposal and suggested that the Trader Joe sign be backlit.

ARB #04-2015

Lithos, 319 Boston Post Road SB-E Zone (former Centro's)
Wall sign and hanging sign

Ted Giapoutsis, restaurant owner, presented plans for a painted white wood front wall sign with blue frame and letters. No letter will be larger than 18".

The hanging sign will be blue with white letters. No letter will be larger than 10". The proportions of the hanging sign will be determined by the graphics and will not exceed Regulations.

The proposal was approved.

ARB #07-2015

Avalon Bay Communities, 137 Hollow Tree Ridge Road, DMR Zone
Proposed replacement pole sign.

The existing sign will be refreshed with new logo and branding. It will now be charcoal grey with black border and white letters. The letters will not exceed 2.35" and the logo will not

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exceed 6” in height. The sign will read “Avalon” and the address, “137 Hollow Tree Ridge Road” and will remain in the present location.

The proposal was approved.

ARB #02-2015

Knobel Hill, LLC 40 Locust Hill Road, R-1 Zone

Revised proposal of facades for 4 single family cottages and 1 two-family estate house in the Active Senior Overlay Zone.

Robert Maslan, attorney; Penny Glassmeyer developer; Robert Cardello, architect; Wesley Stout, landscape architect presented revised plans for the development.

David Keating had sent a letter to Robert Maslan on February 3, 2015 listing comments from the ARB members regarding design elements of the drawings submitted at the January 19, 2015 meeting. Members of the ARB were appreciative of the responsiveness of all parties involved.

The revised plans represent a simplification of many elements of the proposed buildings and enhancements to the landscape design. Building materials will consist of stone, cedar shake siding in a subdued greige tone, a soft glue-gray tone trim, and composite wood-look roof shingles. Dormers were removed and some decorative detail of chimneys and entrances were simplified. Enhancements to the landscape plan including the addition of more trees in the courtyard were made. There was some discussion of concerns over the parking in the courtyard area.

The Board felt that the concerns included in Mr. Keating’s letter of February 3 had been addressed. The Board approved the revised plan.

ARB #05-2015

Jon Vaccaro/1950 Boston Post Road LLC, 1950 Boston Post Road, NB Zone

Proposed facades of retail/residential building and detached garage

Robert Maslan, attorney; Jon Vaccaro developer, James Schettino, and James Schettino, Jr., architects, presented the proposal for razing the existing structure and building two new structures on the property.

After thorough investigation by Marian Castell, Town Historian, in conjunction with experts in the field of historic preservation, it was determined that the historic aspect of the existing structure had been lost. The poor condition and many alterations made to the building deemed it not worth saving.

Two new buildings are proposed for the property, and the plans reflect a desire to reflect the historical aspects of the community. The building in the front will include 2 over 2 wood windows with 2” heavy historic sill, and Atlantic Premium shutters using authentic shutter hardware. Hardie Plank lap siding with 4 ¼” exposure in Cobblestone Smooth will clad the

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building and wood trim in Benjamin Moore CW-5 Putty trim and Certainteed slate blend roofing shingles will be used.

The building in the rear will be vertical board and batten siding in a cooler gray and will have natural zinc roofing. The trim and garage doors will be white.

The Board approved of the architectural design aspects of the proposed plans. The applicant will proceed to the Planning and Zoning Commission for further review and action.

ARB #08-2015

Estia's American, 1020 Boston Post Road, CBD Zone

Modification to fence, installation of pergola and retractable awning and change of sign to reflect new logo.

David Genovese, owner, and Collin Ambrose, proprietor, presented plans to modify the area in the rear of the restaurant. A new wood pergola and retractable canvas awning will be added to enhance the outdoor dining area. The floor surface will be wood. Also a new fence in a style different than, but to complement the fence at "1020" will be used. New signage to replace the existing signs will reflect the new logo and branding of the restaurant reading "Estia's Back Porch Café." The proportions of all signs will remain unchanged.

The Board approved of the architectural design aspects of the proposed plans. The applicant will proceed to the Planning and Zoning Commission for further review and action.

Discussion of Planning & Zoning Commission Meeting on Town Plan update on February 10, 2015.

The meeting was attended by ARB member, Marian Castell as well as David Keating. The meeting was adjourned before addressing the architectural aspects of the plan update, but will be included in the next meeting.

The meeting was adjourned.

Respectfully submitted,

Alison Hughes