

**ARCHITECTURAL REVIEW BOARD
MINUTES
July 20, 2010**

Room 119, Town Hall

8:00 p.m.

ARB Members present: Lawrence, Hughes, Castell, MacDonald, Greene

Staff present: Keating

1. ARB #34-2010

Ox Ridge School, 395 Mansfield Avenue, R-2 Zone

Proposing solar array to be located on existing flat roof.

Kim Westcott, Chairman Board of Education along with representatives from the Superintendent's office and Green Point Energy proposed installing a configuration of two 25' x 40' sections of solar panels at a 15 degree pitch at a southerly orientation on the roof of the school. The panel array will have minimal visibility from ground level locations due to the orientation of the existing building. There will be visibility from the main drive lane of the building. The color of the panels will be charcoal grey and the panels are not highly reflective.

Approved.

2. ARB #35-2010

Darien High School, 80 High School Road, R-2 Zone

Proposing solar array to be located on southern side of the main sports facility roof.

The installation of a solar array on the southern side of the main sports facility roof was proposed for the High School. The existing roof is a barreled standing seam roof and 2 section 16' x 100' will be flush mounted to the existing roof system. The panel array will have minimal visibility from ground level locations due to the orientation of the existing building. There will be slight visibility from the south end zone of the football field in the rear of the building. Like the panels to be installed at Ox Ridge School the color will be charcoal grey which will blend consistently with other adjacent roof elevations and will not be highly reflective.

Approved.

3. Discussion of possible input to Planning and Zoning Commission regarding proposed amendments of Darien Zoning Regulations regarding Noroton Heights commercial / business area.

Fred Conze, Chairman of the Darien Planning and Zoning Commission, addressed the Board concerning the history of the application for proposed amendment to the Darien Zoning Regulations with respect to the Noroton Heights commercial and business area. The proposal would leave the existing Designed Commercial (DC) zone in place so that each property owner

could maintain, use and develop their property in accordance with those regulations that have been effect for many years. The proposal would create an overlay zone that, with Special Permit approval from the Commission would allow for more latitude in development.

Bruce Hill, attorney for one of the applicants, Thomas Golden, explained that any plans presented as of yet are merely conceptual. The concept is to project a village atmosphere in any development.

The ARB members present favored an approach to development that stresses compatibility of design, ease of pedestrian and vehicular access and the maintenance of trees. It seemed that the development of the area would consist of many pieces at different times. In the past the Board has approved of and made recommendations regarding applications as specific plans are proposed. A major consideration in any of our decisions is that the design elements remain compatible with the existing area. Susan Lawrence will write a memorandum to PZC on behalf of the ARB.

4. ARB #33-2010

Robert LeBlanc d/b/a Distinctive Dezigns, 770 Boston Post Road, DB-1 Zone
Proposing three signs

Mr. LeBlanc, owner of Distinctive Dezigns, proposed a hanging sign for his business combined with a hanging sign for the neighboring Allstate business. The hanging sign will be 14”h and 32” wide. The background of the sign will be painted Benjamin Moore Island Palm green with white painted letters conforming to size regulations. The hanging sign was approved.

It was suggested by the Board that the proposed one front wall sign combining his and Allstates business be divided into two separate signs that would be reduced in height and hung higher than shown in photo of proposal. Mr. LeBlanc will create a mockup of the Board’s suggested signage for our approval.

There was also discussion on the color choice for the lattice and planter boxes at the foundation of the building. It was suggested that these might be painted white rather than the existing green. The old sign for Bohemian Boutique must be removed from the garage at the rear of the site and the pole and real estate hanging sign near the street must be removed.

5. ARB #11-2010

AFA William Raveis
1063 Boston Post Road, CBD Zone.
Proposing awnings with signage. Redesigned proposal.

Nancy Dietlin returned with several options for awnings to be installed on the second floor of 1063 Boston Post Road. The Board felt it could support the installation of three shed

awnings of sunbrella in a color to match the “William Raveis” sign in existence. On the valances of two awnings would be six inch letters in a font to match the aforementioned Raveis sign, and on the center awning valance would be the building number 1063 in six inch figures. The letters and numbers would be white. The ARB felt the design was acceptable, but noted that a variance from the Zoning Board of Appeals is necessary before the additional signage is installed.

6. ARB #36-2010

Scena Restaurant, 1077 Boston Post Road, CBD Zone
Proposing an awning, a wall sign and a blade sign.

Rick Hoag, architect for Scena restaurant proposed installation of two simple retractable awnings in sunbrella burgundy 4631, be installed on the front wall. A curved cold rolled steel front wall sign with 10’ laser cut letters allowing reflected light to shine through will be installed over the front door. The LED lighting will be installed on the back of the metal sign so that the lights will shine toward the wall and will illuminate the wall, thus providing a soft, reflected background light to glow through the cut out letters of the sign. Also proposed was an internally illuminated blade sign to be placed at the side entrance to the restaurant. The blade sign is not allowed under current sign regulations and would require a variance. The Board would like to wait until the completion of the abutting plaza before making any recommendation as to the blade sign. The front wall sign and awnings were approved.

7. ARB #25-2010

Jos. A Bank and other businesses at 1077 Boston Post Road, CBD Zone.
Possible changes to the front façade and existing marquee structure.

Several possible changes to the front façade and existing marquee structure were discussed. As an immediate solution to the problem of identification of the Jos. A Bank store it was proposed that 3 signs would be dropped down from the existing marquee. The signage on the existing awning would be removed and the letters on the drop down signs would be no larger than 10”. The signs would be dark green painted with white channel letters and would be lit from small fixtures mounted under the marquee. The sign on the Post Road façade of the marquee was approved, provided the existing front wall sign, currently displayed on the valance of the awning, is removed prior to the installation of the new front wall sign. The other two proposed signs would need to be acted upon by the Zoning Board of Appeals. For the time being, the movie theatre information shall remain on the marquee.

The divided light doors and flanking windows of the front façade would be changed to full single glass paneled elements framed in white painted trim. It was suggested that the entry door to the upper level “Elizabeth Arden” also be changed to full single panel glass, possibly frosted, to maintain symmetry. These changes were acceptable.

Mr. Collins presented a proposal for the front of the building consisting of the removal of the large Darien Playhouse sign at the top of the front edge of the marquee and restoration of the railing, and removal of the dome at the top of the marquee. Also presented were plans for the addition of a glass bay bump-out under the marquee serving as a display and new, more prominent entrance to Jos. A. Bank.

The Board felt that the removal of the existing Darien Playhouse sign might help to clarify the identification of the front of the building as now being retail uses, however the movie theatre use in the rear of the building does deserve some identification on the Boston Post Road. There was discussion as to whether the “bump-out” was a positive addition to the façade.

Also proposed was the addition to two internally illuminated signs at either side of the building to identify the Playhouse in the rear and to list the attractions being shown. There was some consensus that one sign would be adequate and that there would be further refinement of design. Zoning Board of Appeals variances would be needed for any additional signs.

8. ARB #32-2010

Philip Santomassi, 340 Heights Road, DC Zone.
Signs and outdoor dining related to new restaurant

Phil Santomassi, owner of the proposed restaurant, and Steve Jones designer for a new restaurant/grill at 340 Heights proposed replacing the existing Roxy Video signage with Phil’s Grill signage. The signs will be painted black with gold letters and a red band along the bottom edge. The letters on the wall signs will not exceed 10”. It was unclear whether the existing Roxy hanging sign located near Heights Road was approved specifically for Roxy or whether Phil’s Grill would be able to replace the sign with their own design. The designs of the two wall signs were approved, but the side wall sign might need a variance from the ZBA. The design concept for the hanging sign, if allowed, was approved.

An outdoor dining patio will include black or charcoal sunbrella umbrellas and black powder coated steel outdoor tables with teak and black steel chairs. Approved.

9. ARB #27-2010

William Raveis Real Estate, 22 Old Kings Highway South, CBD Zone
Proposing revised design for additions to the structure, changes to the building facades, walkways landscape and new signage

Four options were presented for the revised design for additions to the structure, changes to the building façade and new signage. The options reflected the previously expressed opinions and concerns of the Board members in terms of maintaining a somewhat more traditional approach such as divided light windows, trim elements etc. All the options presented were acceptable to the Board and it was decided to defer to the architect and

owner as to which plan to go forward with. Option D, which was described by the architect and the “edgier” design including a cantilevered bay on the northeast elevation, was preferred by the architect and owner and approved by the Board.

The signage for the building would consist of 2 wall signs of pin-mounted acrylic letters in the style and color of existing William Raveis signs.

The siding will be painted Windham Cream and the trim will be White Dove high gloss. The standing seam metal roof of the addition will be a medium gray to blend with existing asphalt roof. A mahogany topped railing will be placed on the flat roof portion of the building. The standard town brick and concrete sidewalk will run along the municipal parking lot frontage of the building.

Approved.

Approval of Minutes

- June 15, 2010 Regular Meeting

The minutes are not yet available and will be emailed or mailed to the members for approval.

There being no other business, the meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Alison Hughes