

Architectural Review Board
Darien, CT
October 20, 2009

Members: Lawrence, Hughes, McDonald, Brown, Groppa, Castell, Greene, Gadsden
Staff: Keating

1. *ARB #22-2009*
Darien Royaton Bank/ Dolcetti, Inc 2 Squab Lane and 975-993 Boston Post Road, CBD Zone
Proposing a ground sign.

Dave and Phil Dolcetti propose a "Customers Only – Violators will be towed" sign to prevent commuter parking. ARB objected as it is a ground sign. The sign cannot have a logo or letters larger than six inches. The name on sign should be raised and centered. It was suggested that a 9 ft post with hanging sign of 6 sq ft with blue letters and white background be used for "Darien Crossing" and a separate sign for "Commuters will be towed..." Applicant will forward a new schematic to be approved.

2. *ARB #23-2009*
Atria Senior Living, 50 Ledge Rd
Proposing to reface existing double-sided sign

Jackie Pask of Acme proposed two signs, one front one back with beige background and white post. The current sign is temporary.

Approved as submitted.

3. *ARB #24-2009*
Jim Evans. 35 Leroy Ave, DB-1 and R-1/3 Zones
Proposal to construct affordable housing.

Jim Evans and Larry Glitch presented. The vacated library property is owned by the Town. The applicant is leasing from the Town and must submit the buildings for review. They planning a residential conversion a center 40ft green area. The brick will be Redland-Middle Plantation matching the existing brick (currently 4 different types). ARB asked that the brick manufacturer be contacted to attempt to get a duplicate brick and that a sample field display be created for review by ARB before putting on building. The roofing is currently slate. New roofing will be Timberline Prestique "Slate" color to match. The mortar will be a light grey to match existing. The siding will be a HardiPlank siding, painted beige in color (Benjamin Moore). The trim will be Glidden Antique White. The wall panels will be painted to match the existing siding. The windows will be white vinyl clad matching the trim and new throughout. The proposed doors will be painted in colors of purple, yellow, bluish, redish, etc. ARB recommended the door colors need to softened and subdued and reconsidered. ARB also recommended a shed roof over the doors vs pediment & columns on Bldg 3B. Applicant should save as many trees and plantings as possible.

With more information needed on the bricks, panels and door colors, the project was approved in concept.

4. *ARB #25-2009*
Baywater 36 OKHS, LLC, 36 Old Kings Highway North. CBD Zone
Proposing to modify existing façade of building.

David Genovese and Bruce Beinfield presented the exterior renovation, including elevator and interior common areas. The exterior façade will be made with glass vision and spandrel pieces. The glass is reflective but translucent with interior blinds for energy savings. The north elevation will have aluminum cladding and siding. The new lobby will have wood paneling and a metal staircase in the same location. The modular glass windows and siding will be installed over the existing brick structure. There will be

simple subtle sunscreens that protrude 24 inches from the exterior. New trees will be added to the landscaping.

Approved as submitted.

5. *ARB #26-2009*
Planet Pizza, Boston Post Rd, CBD Zone
Proposing to paint building and replace canvas awnings.

Richard Girouard presented on behalf of the applicant. Planet Pizza is taking the space vacated by Curves. The building is gravel gray with white (iced cube silver) trim. The applicant proposes replacing the double rear door with a single door. The front and side (9ft ea) awnings will be replaced with new ones of (Autewl Bevert #6153) pale grey and burgundy stripe. The rear awning over single door will be 4 ft with side panels. ARB recommended "Planet Pizza" be printed on front awning and "Entrance" be printed on the rear shed awning. There are no structural changes and the doors will remain the same burgundy color. There is a sconce light under the awning.

Approved as submitted with shed awning.

6. *ARB #27-2009*
Roxy Video, Heights Rd, DC Zone
Proposing to install a hanging sign.

Mr Wayne Esquivel proposed a hanging sign with black letters on a white background made of fiberboard. The sign would be located just off the sidewalk on the front of the property. The required 4ft setback needs to be reviewed by Keating and Ginsberg. The "Darien Neighborhood..." must be eliminated and the street address must be included at the bottom.

Approved as modified.

7. *Discussion of new sign/awnings installed at the Sugar Bowl, Boston Post Rd, CBD Zone.*

No response from Sugar Bowl.

8. *Approval of Minutes – September 20, 2009 Regular Meeting.*

9. *Any other business.*

Fairbanks Photo was presented by Penny Glassmeyer. The proposed is a 24" x 36" two-sided blade sign. The bottom can be no lower to ground than 7ft. The bracket is black iron. The sign has white background with black 6" letters and arrow. The words need to be centered. Approved as discussed and submitted.

Allstate Insurance at 770 Post Rd. the post must be relocated back into the property with a new sign of 18" by 32" or smaller. The numbers must be removed from the post.

Respectfully submitted,
Sean Brown