

ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
DRAFT MINUTES
January 17, 2023

Members Present: Chairman Geiger, Green, Lopatynsky, Janis, Macaulay, Morrison, Reilly

Staff Present: Hamon

Meeting held in room 119 of Darien Town Hall.
The meeting was called to order at 7:00 P.M.

Motion by Chairman for change in Agenda order as well as an addition of Federal Realty signage plan passed unanimously.

ARB-1-2023 (PL-23-1 in Viewpoint online system)

Seamore's Restaurant, 149 Heights Road submitted by Kevin Kane, Hung Well Signs
Proposal for two wall signs and a blade sign

Kevin Kane of Hung Well Signs presenting.

Proposal of blade sign at 36" wide by 36" height, 8 feet off of ground. Board members believe proposed blade sign is too large. Parameters of proposed blade size are within regulations. The board debated the appropriate size and purpose of blade signs. The board agrees further discussion of blade sign regulation in town should be undertaken. The board discussed other sizes of blade signs in the Federal Realty property and determined 36" by 36" would be significantly larger than previously approved blade signs on the property. Given purpose and location of blade sign under awning as well as considering the adjacent businesses' blade sign sizing, a size of 24" height and proportionate height is conditionally approved by the board.

Two wall signs are proposed with 16" lettering, one with a 21" tall fish logo – black finish pin mounted to the façade and halo lit with 6600K white LED lights. The height of any letter or logo is limited to 20" per regulation 936-4 unless otherwise given positive approval by ARB in a pedestrian-oriented zoning district. The board discussed sign placement. Hamon noted that no signs in Darien can be above 15' height from curb level (these signs are at 16') but the board agrees that given awnings, terrace and differential in street plane, proposed height is acceptable. The board debated location of signs, alignment, consistency and logo.

Board requests investigation and options for sign size, location and orientation. The board requests to be presented a version in which signage meets regulation height requirements⁴ as well as options including but not limited to awning logo options, vertical signage options, wrap signage options. Board approves color and mounting of logo. Board requests that the kelvin of the halo lighting be warmed to 5000 kelvin in keeping with existing lighting at Federal Realty.

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Unfavorable report – request for return with changes specified.

15 Corbin Drive businesses

The signage proposals for businesses at 15 Corbin Drive are presented in succession/together. The board expressed concern that attention should be paid to the heights of the signs along Corbin for consistency. Genovese stated Morley, Darien Toy Box, Everything Rosy and Helen Ainson are temporary locations and will be moving, thus allowing for future signage tweaking. Blade signs are all the same distance from the façade.

ARB-43-2022 (PL-22-142 in Viewpoint online system)

Green & Tonic, 15 Corbin Drive, submitted by Kate Perez, Baywater Properties LLC
Proposal for wall sign and blade sign.

Kate Perez, Baywater LLC presenting with David Genovese of Baywater LLC.

Proposal of wall sign 11.5" height by 84" width.

Blade sign proposed 18" squared, printed PVC flag 2.25 sq ft, with small pin lit light. Blade sign is to be to the right of the door.

The Board issued a favorable report.

ARB-1-2023 (PL-23-1 in Viewpoint online system)

Morely, 15 Corbin Drive, submitted by Kate Perez, Baywater LLC
Proposal for new wall sign and 2 new blade signs

Kate Perez, Baywater LLC presenting with David Genovese of Baywater LLC.

Proposal of sign with 17" tall letters. PVC acrylic lettering board. Proposal of blade sign with 32"W by 8"H, pin lit.

Board approves larger lettering (17" letter height) as sign is appropriate for the area (automotive zone) and the design is relatively simple. Board approves the blade signs at 30" wide by 8" tall. Location of the blade sign on driveway is to be set back from the corner of Corbin Drive so that both signs are not visible at the same time.

Favorable report conditional on change to width of blade sign,

ARB-2-2023 (PL-23-2 in Viewpoint online system)

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Darien Toy Box, 15 Corbin Drive, submitted by Kate Perez, Baywater LLC
Proposal for new wall sign and 2 new blade signs

Kate Perez, Baywater LLC presenting with David Genovese of Baywater LLC.

Proposal for wall sign with 9.75”H letters on a 20”H 123.5”W (18.5sq ft). 2” routed letters.

Blade sign size proposal 32”Wx16”H. Board feels sign is a little large. Board acknowledges that signage complies with restrictions. Board requests blade sign be 30” wide. Blade sign also in rear. Board expressed concern over possible confusion of pedestrians with blade signs. Temporary location of these businesses was stressed as well as opportunity to test signage options. Board suggested smaller placard sign instead of blade sign.

Favorable report, conditional on blade sign width at 30” wide and routed on both signs of the sign.

ARB-4-2023 (PL-23-4 in Viewpoint online system)

Everything Rosy, 15 Corbin Drive, submitted by Kate Perez, Baywater LLC
Proposal for new wall sign and blade sign.

Kate Perez, Baywater LLC presenting with David Genovese of Baywater LLC.

Proposal for wall sign with pin mounted letters. Blade sign proposed oval 30” wide by 18”

Favorable report.

ARB-5-2023 (PL-23-5 in Viewpoint online system)

Helen Ainson, 15 Corbin Drive, submitted by Kate Perez, Bay Water Properties LLC
Proposal for wall sign and blade sign.

Kate Perez, Baywater LLC presenting with David Genovese of Baywater LLC.

Proposal for wall sign with black letters on white background. Blade sign is proposed at 30” wide 9.5” tall blade sign. Board expresses concern about the logo and established date is cluttered. The board suggested ways to declutter and make sign visually more appealing.

Favorable report, subject to final mock up for approval.

ARB-2-2023 (PL-23-2 in Viewpoint online system)

Compass Real Estate, 15 Corbin Drive, submitted by Kate Perez, Baywater LLC

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Proposal for wall sign and two blade signs.

Kate Perez, Baywater LLC presenting with David Genovese of Baywater LLC.

Wall sign is proposed at 16" height by 120" wide black matte metal pin mounted letters. Blade sign is proposed at 36" by 20" high matte black aluminum with white letters, offset from wall by 6". Board agrees sign is too large. Board discussed width regulations in town. Genovese expresses concern that business guidelines provided to tenants are different than what ARB is approving. Board recognizes that signs within the regulations are still subject to ARB discretion. Request for 28" wide blade as 30 would be too consistent with other signs. Approval of wall sign.

Favorable report subject to mockup of new blade signs.

ARB Federal Realty (PL-23-8 in Viewpoint online system) added to Agenda
Darien Commons, 149 Heights Road, submitted by Patrick McMann Federal Realty.
Proposal for site signage plan

Patrick McMann presenting for Federal Realty.

Site Signage package includes entry sign on Norton Avenue. Seeking approval for the Handicap signage, residential signage on Edgerton, Resident only garage signage, postal address numbers, and residential entry signs. For the residential entry signs, two blade signs - aluminum green with graphic white aluminum vinyl - are proposed made of. The vinyl specified as white reflective finish – Board requests sample. Board requests Federal Realty confirmation of address display per Fire Department and USPS regulation. Board notes that the traffic bottleneck is causing problems – McMann agrees that new traffic study will be done.

Favorable report for all signage subject to final approval of white reflective vinyl on residential blade signs. Specifically, board approves residential building numbers, garage entry sign, handicap signage.

Entry Signage proposed is within signage guidelines of 18" height. Wall sign proposed (preemptively installed on site) is white lettering with green accents in keeping branding of site. Sign letters are internally lit. The purpose of the sign is for business identification as well as illumination of the corner. Board expressed that there is a lot of lighting on the corner between Seamores Restaurant, Gregory's Coffee, and tree uplighting. There is also town street light 20' lighting on either side. Board suggests that the signage is not in keeping with town aesthetic. McMann suggests that retail space needs to be identified for the tenants as a shopping center as it is important to retail tenants.

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Board suggests methods to mark entrance more in keeping with town character. Either brass, open metal, or stone engraving. Board is supportive of Federal Realty identification for Darien Commons.

Unfavorable report for Darien Commons signage. Request for return with more subtle branding options.

ARB -48-2022 (PL-22-149 in Viewpoint online system)
Hindley School, 10 Nearwater Lane, submitted by Loren Meyer
Entrance & Landscaping

Eric Keayer, principal of KD&G Architects presenting with Chris Price, Chairman of HHR Building committee, Loren Meyer of KG&D Architects, and Shawn Reagan, Landscape architect, of Halvorson

Presentation limited to response to ARB comments from the December 9, 2022 ARB meeting. Proposal for playful interactive seating options for exterior of school including stone slab, wood form benches, boulder seats, and picnic benches. Proposal of net gain of 21 trees at site. Morrison would like more trees. Addition of brick paver for walkway as well as concrete replacing asphalt. Board asks if herringbone is formal and having "H" in front of school would be interesting.

The school wants a plaza for the bus services at west area of school. Board asked for more trees/shade. Currently specified 4 maples trees. Board would like trees to bring scale of school down. East side of building snaking benches and trees. Addition of trees and snaking benches throughout the property.

Proposal for entrance change at Hindley. Defined edge with street trees and focus to front door. Board likes boulder additions. Board request more slab benches for pick up.

Favorable Report.

ARB -49-2022 (PL-22-150 in Viewpoint online system)
Holmes School, 18 Hoyt Street, submitted by Loren Meyer
Entrance corner & Landscaping

Eric Keayer, principal of KD&G Architects presenting with Chris Price, Chairman of HHR Building committee, Loren Meyer of KG&D Architects, and Shawn Reagan, Landscape architect, of Halvorson

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Presentation limited to response to ARB comments from the December 9, 2022 ARB meeting. Holmes tree removal is not in areas where children have shade. Net add of 20 trees proposed. Board requests more trees. Playing field prevents creation of alley of trees or outdoor playroom.

Proposal to add foundation planting to main entrance. Addition of seating opportunities and playful seating arrangements.

New proposal for entrance/music room connector. Roof proposed is now a synthetic slate from standing seem to be more cohesive with period of building. Paving material added to have more clear entry. School district intent on the style of house. Board asks if front door is blue in keeping with town and to strengthen entrance. Board suggested possibility of keeping historic exterior wall in front of check in desk within the new building as an homage to history of the building.

Favorable Report.

ARB-6-2023 (PL-23-6 in Viewpoint online system)

Royle School, 133 Mansfield Avenue, submitted by Loren Meyer

Outdoor furniture, entrance, pocket parks

Eric Keayer, principal of KD&G Architects presenting with Chris Price, Chairman of HHR Building committee, Loren Meyer of KG&D Architects, and Shawn Reagan, Landscape architect, of Halvorson

Proposal for addition of more green space and returning asphalt back to lawn. Removal of 5 trees, net add of 15 trees. Trees planted will be in areas children will play. Trees of different varieties will be planted including Maples, red oaks, dogwood, Amelanchier and tupelos. Proposal includes classrooms and picnic tables. Board mentioned that parents and children congregate at playground an addition of bench would be welcome. Keayer open to adding bench, however question if town would view as attractive nuisance. Proposal to separate picnic area from parking for aesthetics and safety.

Change to Entrance. Proposal includes expanded concept to be presented to include canopy and cast stone for a more sophisticated entrance. Board requests some stone benches and boulders as theme for all schools and seating.

Favorable Report.

The meeting was adjourned at 10:06 pm.

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Respectfully submitted,

Anna Janis

ARB/ELG