

1. ARC_Agenda_2022_01_05

Documents:

[1-5-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2022_01_05

Documents:

[1-5-22 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, January 5, 2022 7:00 pm

Zoom Virtual Meeting

Webinar ID: 846 0372 5052

Password: 5768541

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/84603725052?pwd=bVpDelhRSHNEYWc3NnJiWmM3RUdDQT09>

Or iPhone one-tap: US: +16465189805,,84603725052#,,1#,5768541# or
8335480276,,84603725052#,,1#,5768541# (Toll Free)

Or Telephone: Dial(for higher quality, dial a number based on your current location):
US: +1 646 518 9805 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853
5257 (Toll Free) or 888 475 4499 (Toll Free)

I. Exterior Alteration reviews:

- 1. Greenwich High School, 10 Hillside Road, Application PLPZ202100491, for Exterior Alteration review for construction of new secure entry hall to be appended to existing main entry, and associated regrading and resetting of pavers at a property located at 10 Hillside Road in the RA-1 and R-20 zones. *Previously reviewed at the 11-17-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, LoBalbo and Pugliese were present.*
View initial application [here](#).
View updated plans [here](#) and neighbor comments [here](#).**
- 2. KYMA Greenwich (owner: MH Cohen Realty), 6 Liberty Way 8-10 Lewis Street, Applications PLPZ202100489 and PLPZ202100490 for Exterior Alteration and Sign/Awning review for renovations to create new market and bakery (replacing previous uses of NYSC and Sophia's Costumes) including new lime plaster façade on the Liberty Way parking lot side and restaurant entry on Lewis Street side, a new market entry on Liberty Way side, new roof top glass sliding roof for dining room, taller façade added, and new signage at properties located at 6 Liberty Way and 8-10 Lewis Street in the CGBR zone. *Previously reviewed at the 11-17-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, LoBalbo and Pugliese were present.*
View initial application [here](#).
View updated plans [here](#).**

3. **LoveShackFancy, 113 Greenwich Ave., PLPZ202100522 and 526** for Exterior Alteration and Sign/awning review for **new exterior finishes, painting of storefront, entry door and frieze (brick and upper floors to remain as is), two new awnings with signage, new storefront graphics and faux flowers at storefront** on a property located at 113 Greenwich Ave. in the CGBR zone. *Previously reviewed at the 12-1-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, and Pugliese were present.*
View initial application [here](#).
View updated submittal [here](#) and photo exhibit [here](#).

4. **Bachi Byberi, 2 South Water St., application PLPZ 2021 00391**, for Exterior Alteration review **to construct outdoor dining deck above the existing parking area on the rear of the current building (a restaurant use) with proposed landscaping and lighting, for seasonal outdoor dining,** on a property located at 2 South Water Street in the WB Zone.
View application [here](#).

5. **North St. Greenwich LLC, 779-783 North Street, Application PLPZ202100567**, for Exterior Alteration review **to renovate Unit 1, associated site work and landscaping,** on properties located at 779, 781 and 783 North St. in the RA-4 zone.
View application [here](#).

II. Committee Business:

1. Any Business

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

Wednesday, January 5, 2022 7:01 pm – 11:37 pm

Zoom Virtual Meeting

Webinar ID: 846 0372 5052

Password: 5768541

Members Present: Richard Hein, Chairperson, John Conte, Vice Chairperson, Peter Boldt, Heidi Brake-Smith, Rhonda Cohen, Louis Contadino (left at 11pm), Leander Krueger, Katherine LoBalbo and Paul Pugliese

Staff Present: Marisa Anastasio, Senior Planner; and Bianca Dygert, Planner II

I. Exterior Alteration reviews:

1. **Greenwich High School, 10 Hillside Road, Application PLPZ202100491**, for Exterior Alteration review **for construction of new secure entry hall to be appended to existing main entry, and associated regrading and resetting of pavers** at a property located at 10 Hillside Road in the RA-1 and R-20 zones. *Previously reviewed at the 11-17-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, LoBalbo and Pugliese were present.*

Decision Status: **Return to 1/19 Meeting**

Motion: Hein Second: Boldt Vote: 8-0-1 (yea -Hein, Conte, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, Pugliese / abstained – Contadino)

Return to the 1-19 meeting with updated documentation to address the following, prior to meeting with P+Z:

- a. **Fine tune the structural expression of the outriggers in terms of proportion; carefully integrate concrete such as adding concrete to the bases;**
 - b. **Fine tune details of architecture;**
 - c. **Provide specs for lighting and lighting shields along with confirmation of daily cut off times;**
 - d. **Reduce height of bollards to 30”;**
 - e. **ARC would like to continue discussing the landscaping and to provide input so that it can be the most successful.**
2. **KYMA Greenwich (owner: MH Cohen Realty), 6 Liberty Way 8-10 Lewis Street, Applications PLPZ202100489 and PLPZ202100490** for Exterior Alteration and Sign/Awning review **for renovations to create new market and bakery (replacing previous uses of NYSC and Sophia’s Costumes) including new lime plaster façade on the Liberty Way parking lot side and restaurant entry on Lewis Street side, a**

new market entry on Liberty Way side, new roof top glass sliding roof for dining room, taller façade added, and new signage at properties located at 6 Liberty Way and 8-10 Lewis Street in the CGBR zone. *Previously reviewed at the 11-17-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, LoBalbo and Pugliese were present.*

Decision Status: **Return to ARC after PZ review**

Motion: Hein Second: LoBalbo Vote: 9-0 (Hein, Conte, Boldt, Brake-Smith, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

Return to ARC after P&Z review with updated documentation to address the following:

- a. **ARC finds the project is moving in the right direction;**
 - b. **ARC agrees with the massing;**
 - c. **ARC recognizes the improvement to the building and Lewis Street;**
 - d. **ARC notes the concerns with entry corner, details, cornice and other architectural details having to do with fenestration, finishes and colors to be addressed during the construction documents (CD's) phase.**
3. **LoveShackFancy, 113 Greenwich Ave., PLPZ202100522 and 526** for Exterior Alteration review for **review of the faux flowers and floral arrangements, (the new exterior finishes, painting of storefront, entry door and frieze (brick and upper floors to remain as is), two new awnings with signage new storefront graphics were previously approved)**, on a property located at 113 Greenwich Ave. in the CGBR zone. *Previously reviewed at the 12-1-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, and Pugliese were present.*

Decision Status: **Not approved**

Motion: Hein Second: Brake-Smith Vote: 9-0 (Hein, Conte, Boldt, Brake-Smith, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

The proposal is not approved as submitted, with the following notes:

- **ARC does not approve of permanently affixing to the façade and notes this is a historically contributing building as listed on the National Historic Registry;**
 - **The applicant can return with a new application showing a structurally independent structure and interior floral arrangements.**
4. **North St. Greenwich LLC, 779-783 North Street, Application PLPZ202100567**, for Exterior Alteration review **to renovate Unit 1, associated site work and landscaping**, on properties located at 779, 781 and 783 North St. in the RA-4 zone.

Decision Status: **Return to a Meeting**

Motion: Hein Second: Pugliese Vote: 8-0 (Hein, Conte, Boldt, Brake-Smith, Cohen,

Krueger, LoBalbo, Pugliese)

Return to a meeting with updated plans to address the following:

- a. **ARC is generally in favor of the proposal;**
 - b. **ARC applauds the landscape and sitework improvements and feels renovations to Unit 3 is moving in the right direction;**
 - c. **Applicant to return to address Unit 1 articulation, windows frames, awnings, roofscape and making sure the buildings speak to each other; ARC recommends eliminating or reconfiguring the “X” feature on front of building.**
5. **Bachi Byberi, 2 South Water St., application PLPZ 2021 00391, for Exterior Alteration review to construct outdoor dining deck above the existing parking area on the rear of the current building (a restaurant use) with proposed landscaping and lighting, for seasonal outdoor dining, on a property located at 2 South Water Street in the WB Zone.**

Decision Status: **Return to a Meeting**

Motion: Hein Second: LoBalbo Vote: 8-0 (yea -Hein, Conte, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, Pugliese)

Return to a meeting with updated documentation to address the following:

- a. **Applicant was not in attendance but ARC provided input;**
- b. **The 10’ light poles mounted on 12’ high deck are too high/ will be too bright. Applicant can explore other options such as LED lighting in railings / stairs to avoid glare;**
- c. **Explore living railing in lieu of glass to soften the look of the deck;**
- d. **The deck must be screened from the street with landscaping;**
- e. **Find areas to add greenery, screening and landscaping;**
- f. **Grading and space under deck does not work aesthetically nor functionally – clarify if lower entrance stays as is or is being altered;**
- g. **Stairs may be too narrow or may need a landing added due to length of the run;**
- h. **Provide plans and color renderings to clarify materials and colors;**
- i. **ARC finds that the deck is no compatible with the existing structure.**

II. Committee Business:

1. Any Business

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