

1. Meeting Materials

Documents:

JANUARY 10, 2018 ARCHITECTURAL REVIEW COMMITTEE ACTION
AGENDA.PDF

JANUARY 10, 2018 ARCHITECTURAL REVIEW COMMITTEE EXECUTIVE
SESSION.PDF

JANUARY 10, 2018 ARCHITECTURAL REVIEW COMMITTEE FINAL
AGENDA.PDF

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, January 10, 2018

ACTION AGENDA

Executive Session

6:00 PM

Gisborne Room, First Floor

Greenwich Town Hall

ARC Members Present: Richard Hein (Chairman), Mark Strazza (Vice Chairman), Katherine LoBalbo (Secretary), Rhonda Cohen, Louis Contadino, Paul Pugliese, John Conte

Staff members present: Katie DeLuca, Director and Marisa Anastasio, Planner II

Motion to Open: Richard Hein (Chairman) Second: Rhonda Cohen

Motion carried: 7-0

Discussion from 6pm to 7pm

Motion to Close: Richard Hein (Chairman) Second: Mark Strazza (Vice Chairman),

Motion carried: 7-0

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, January 10, 2018

ACTION AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

ARC MEMBERS PRESENT: Richard Hein (Chairman), Mark Strazza (Vice Chairman), Katherine LoBalbo (Secretary), Louis Contadino, John Conte, Rhonda Cohen, Paul Pugliese

STAFF MEMBER PRESENT: Marisa Anastasio, Planner II

1. Greenwich Water Club

Application PLPZ2017 00488 for Exterior Alteration review for **an infill addition on Building #3** on a property located at 49 RIVER ROAD, COS COB in the Zone WB Zone. Proposed use: club use Existing Use: club use

DECISION STATUS: **Does not return to ARC**

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Cohen, Contadino

Recommendations:

- Submit sample of proposed glass for the file.

2. 75 Holly Hill Lane

Application PLPZ2017 00598 for Exterior Alteration review for **expanded parking lot with new lighting and landscaping** on a property located at 75 HOLLY HILL LANE, GREENWICH the Zone GBO Zone. Proposed use: mixed office use Existing Use: mixed office use

DECISION STATUS: Does not return to ARC

(Motion: LoBalbo Second: Conte)

Voting in favor: Hein, Strazza, LoBalbo, Conte, Pugliese, Cohen, and Contadino

Recommendations:

- All new lighting to be 3000 Kelvin or less, with all existing lighting, including bollards, to be retrofitted at 3000 Kelvin or less.
- Protect 36" oak tree, reorganize parking if necessary.
- Landscaping shall include ten (10) 10-12' and thirty (30) 8-10' white pines, and proposed pin oaks shall be 3 to 3 ½" caliper. If field conditions are not conducive to the total number of these sized trees, proper documentation of site conditions and final planting plan shall be provided prior to CO.

3. St. Agnes Church

Application PLPZ2017 00495 for Exterior Alteration review to **install ground mounted solar panel arrays in the front yard, the installation of light posts along the edges of the driveway and parking areas, and a generator** on a property located at 247 STANWICH ROAD, GREENWICH in the Zone RA-2 Zone. Proposed use:

institutional Existing Use: institutional

DECISION STATUS: **Does not return to ARC**

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Conte, Pugliese, Cohen, Contadino

Recommendations:

- Provide a landscaping plan that mimics the pastoral planting layout that currently screens the parking lot.
- Screen the sides of the equipment as the street curves
- Submit revised plan for review.

4. Chicken Joe's

Application PLPZ2017 00492 for Exterior Alteration Review **for installation of stone veneer around the foundation and new hardie plank siding** on a property located at 235 EAST PUTNAM AVENUE, COS COB in the LBR-2 Zone. Proposed use: retail food Existing Use: retail food Note: *any floor area added this needs to file a Coastal Site Plan with the Commission.*

POSTPONED by applicant – to be placed on a future meeting

5. Greenwich Reform Synagogue - Playground

Application PLPZ2017 00592 for an Exterior Alteration review to install a new playground. on a property located at 92 ORCHARD STREET, GREENWICH in the R-12 Zone. Existing use: Institutional Proposed use: Institutional

DECISION STATUS: Does not return to ARC

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Conte, Pugliese, Cohen, Contadino

Recommendations:

- A solid fence should be installed along the northern line of the playground for visual screening and sound reduction. Height of fence determination can be deferred to P+Z along with any planting requirement.
- The Committee expressed concerns for ADA compliance and accessibility for emergency personnel and recommends the applicant address such concerns through the P+Z and Building process.

6. Pickwick Plaza

Application PLPZ2017 00560 for Exterior Alteration review **for review of the new lighting only on** a property located at 1 – 3 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: office/retail Existing Use: office/retail.

DECISION STATUS: **Return to Meeting**

(Motion: Strazza Second: Hein)

Voting in favor: Hein, Strazza, Conte, Pugliese, Cohen, and Contadino

Recommendations:

- Provide cut sheets for all three types of lighting fixtures proposed.
- Provide drawings of bollards with accurate dimensions.
- Provide plan to show fountain lighting will not trespass onto tree canopy.
- Clearly highlight each lighting fixture on the lumen plan.

7. 176 Hamilton Avenue multi-family

Application PLPZ2017 00584 for an Exterior Alteration review to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel, on a property located at 176 HAMILTON AVENUE, Unit:1/2 GREENWICH, 176 HAMILTON AVENUE GREENWICH, CT 06830 in the R-6.

DECISION STATUS: Return to Meeting

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, Conte, LoBalbo, Pugliese, Cohen, and Contadino

Recommendations:

- Revise post to 6" x 6" dimension
- Align dormers with windows below
- Revise Drawings to use a 7" Shingle not proposed 10"
- Use a 6"-8" Rake board trim
- White Light Fixture not black
- Recommend that P+Z consider reduction in parking spaces in order to accommodate a more aesthetically pleasing layout of buildings and landscaping without affecting marketability.

8. **1154-1166 East Putnam Avenue**

Application PLPZ2017 00585 for Exterior Alteration review to **modify both buildings on site and expansion of (front building) second floor; including upgrade the**

landscaping and site lighting on a property located at 1156 EAST PUTNAM

AVENUE, Unit: -1170 RIVERSIDE in the LB Zone. Proposed use: mixed use Existing Use: mixed use

DECISION STATUS: **Does not return to ARC**

(Motion: LoBalbo Second: Hein)

Voting in favor: Hein, Strazza, Conte, LoBalbo, Pugliese, Cohen, and Contadino

Recommendations:

- Update plans to continue the line of balconies along the residences with an additional shallow Juliet balcony while complying with the variance line.
- Update railings with a wider horizontal to improve screening.

9. **500 West Putnam Avenue**

Application: PLPZ2017 00561 for an Exterior Alteration Exterior to **construct a 75,283 sq. ft. residential structure with 50 units** on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone. Proposed use: mixed use Existing Use: mixed use

POSTPONED by applicant -- to be placed on a future meeting

[continued on the next page]

**ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
ACTION AGENDA**

Monday, January 8, 2018

CONE ROOM

10:00 AM

Greenwich Town Hall

Second Floor

101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Richard Hein (Chairman), James Doyle (Co-Vice Chairman), Mark Strazza (Co-Vice Chairman), Rhonda Cohen, Paul Pugliese

STAFF MEMBER PRESENT: Marisa Anastasio

1. James Perse Sign

Application PLPZ2017 00596 and PLPZ201700597 Exterior Alteration and Sign and Awning review **for a new façade sign and lighting and landscaping modifications** on a property located at 1 LAFAYETTE COURT, GREENWICH the Zone CGBR Zone.

Proposed Use: Retail Existing Use: United Way

DECISION STATUS: **Resubmit electronically** (via email to manastasio@greenwichct.org)

(Motion: Strazza Second: Doyle)

Voting in favor: Hein, Doyle, Pugliese, Cohen, Strazza.

RECOMMENDATION:

- Show spacing of lighting along pathway more clearly.
- Show bollard lights to be shielded.
- Submit a study on the tree pendant lights.
- Sconces to be shown only above active doorways.
- Show mulch bed to include fountain grass.
- Revise gates to match eco mesh fence.
- Confirm 3/8" pea gravel.
- Include specs for planters.
- Obtain signature/sign off from Zoning Enforcement Officer.

2. JoJo Maman Bebe

Application PLPZ2017 00594 for Sign and Awning Review for a new façade sign on a property located at 58 GREENWICH AVENUE, Unit:60, in the CGBR Zone.

Proposed Use: retail Existing Use: retail

DECISION STATUS: **Resubmit electronically** (via email to manastasio@greenwichct.org)

(Motion: Strazza Second: Cohen)

Voting in favor: Hein, Doyle, Pugliese, Cohen, Strazza

RECOMMENDATION:

- Reduce gooseneck lights to a total of two.
- Submit samples – materials and colors.
- Reduce letters to 16 ½ “.
- Exclude decal on door.
- Modify trim above door or elevate door head to match scale with Ginger Man.
- Correct the percentage proposed for blue letter color #2965 (should be 80%).
- No tagline should be included in signage.
- Submit more accurate mechanical drawings: awning dimensions, letter dimensions and layout, panel height.

3. Sundown Saloon

Application PLPZ2017 00599 for Exterior Alteration review **to modify the front façade and construct rear addition** at 403 GREENWICH AVENUE, GREENWICH the CGBR Zone.

Proposed Use: restaurant Existing Use: restaurant

DECISION STATUS: **Resubmit electronically** (via email to manastasio@greenwichct.org)

(Motion: Doyle Second: Cohen)

Voting in favor: Hein, Doyle, Pugliese, Cohen, Strazza

RECOMMENDATION:

- Show screening for A/C to comply with the Regulations.
- Redraw entrance door and door hardware correctly.
- Add door to left of central apartment entrance door.
- Add wording: "Sundown" above "Entrance" and "Sundown" above "Exit" to applicable doors in appropriate sized font, centered (9" font, then half size for "entrance" and "exit").
- No window boxes.
- No additional exterior lighting to be added.

4. Coast Seafood Restaurant & Bar

Application PLPZ2017 00593 for Sign and Awning Review **for a new façade sign** on a property located at 203 EAST PUTNAM AVENUE, Unit: 221, COS COB, in the Zone LBR-2. Zone. Proposed use: restaurant Existing Use: restaurant (Nuage)

DECISION STATUS: **Return to Meeting**

(Motion: Doyle Second: Cohen)

Voting in favor: Hein, Doyle, Pugliese, Cohen, Strazza

RECOMMENDATION: Incomplete application, provide the following:

- Provide cut sheets for light fixtures.
- Provide samples – materials and colors.
- Provide mechanical drawings with letter dimensions, awning height and dimensions, side view of awning.
- Balance out the placement of "RESTAURANT" "coast" and "BAR".
- Reduce gooseneck lights to a total of three.

5. 30 Husted Lane Court Lighting

Application PLPZ2017 00591 for Exterior Alteration review for the installation of sports court lighting fixtures on a property located at 30 HUSTED LANE, GREENWICH in the RA-2 Zone. Proposed use: residential Existing Use: residential

DECISION STATUS: **Approved as shown**

(Motion: Pugliese Second: Cohen)

Voting in favor: Hein, Pugliese, Cohen, Strazza

6. U-2 Nails

Application PLPZ2017 00595 for Sign and Awning Review for a new façade sign on a property located at 1345 EAST PUTNAM AVENUE, RIVERSIDE, in the Zone LB Zone. Proposed use: nail salon Existing Use: nail salon (Boston Market Building)

DECISION STATUS: **Return to Meeting**

(Motion: Pugliese Second: Cohen)

Voting in favor: Hein, Doyle, Pugliese, Cohen, Strazza

RECOMMENDATION:

- Two existing skin spa signs to be replaced by one new sign.
- Place sign toward corner of façade.
- Can add wording: "Second Floor" to the right of lettering inside a circle.
- Take out air between "U2" and "Nail" and between ampersand.
- Eliminate any exposed conduit on building.
- Obtain decision from ZEO on approval or variance requirement.
- Think about creating a sign program for the building to include a 2' high band above existing signage into which new signs can easily be placed.

7. 15 Valley Drive

Application PLPZ2017 00604 for Sign and Awning Review for a new façade sign on a property located at 15 VALLEY ROAD, COS COB in the GBO Zone. Proposed use: office Existing Use: office

DECISION STATUS: Approved with Modifications

(Motion: Doyle Second: Cohen)

Voting in favor: Hein, Doyle, Pugliese, Cohen, Strazza

RECOMMENDATION:

- Take out air between "1" and "5" in the number "15".
- Provide spec for updated light.

8. Yale New Haven Hospital

Application PLPZ2017 00556 for Sign and Awning review to install 7 new signs on a property located at 5 PERRYRIDGE ROAD GREENWICH, GREENWICH in the Zone H-1 Zone. Proposed use: hospital Existing Use: hospital (Greenwich Hospital) *NOTE: No revised plans received as of 12/22/17, the applicant paid/mailed fees for this application on 12/20/2017, but did not address any of the outstanding issues.*

DID NOT SHOW – to be placed on February 5th meeting

9. Old Greenwich Shell

Application PLPZ2017 00548 for Exterior Alteration review to remove and replace eight fuel dispensers on a property located at 1429 EAST PUTNAM AVENUE OLD GREENWICH in the Zone GB Zone. Proposed use: gas station Existing Use: gas station

DECISION STATUS: Approved as Shown

(Motion: Strazza Second: Pugliese)

Voting in favor: Hein, Doyle, Pugliese, Cohen, Strazza

DISCUSSION:

Richard Hein, Chairman, made a motion to discuss enforcement of sign violations. James Doyle seconded, all in favor: The Committee discussed including the need for increased sign enforcement in current POCD review. Zoning Regulations govern enforcement of, and fines for, signage violations. Zoning inspectors for the Town equal a total of 2.5 and they hold a variety of responsibilities including permit review, daily public counter coverage, construction inspection, certificate of occupancy inspection, and enforcement of all Zoning violations. Concerns/ violations can continue to be forwarded to Marisa Anastasio, ARC staff person, and will subsequently be forwarded to the Zoning Official for review. Changes to the Regulations and /or Zoning enforcement procedures would need to be reviewed by P+Z and possibly the RTM.

ADJOURNMENT: 12:38pm

NOTICE TO APPLICANTS

BEFORE THE MEETING:

The final agenda is posted online the Friday before the meeting. You will be able to determine where your application is on the agenda. Please double check to confirm the date and the time of your meeting. To access the Final Agenda, you can find it on the Town website under Meetings and then Architectural Review Committee:

http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

AT THE MEETING:

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they **will not be allowed to attend the regular ARC meeting** as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alternation applications, applicants are required to **bring eight (8) sets of all plans to the meeting**. Exterior Alternation plans must be full size and scalable; reductions will not be reviewed. **If these plans are not brought to the meeting, you will not be heard**, and must wait until a subsequent ARC meeting to be heard. The applicant should also bring all color samples and materials to the meeting.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.

AFTER THE MEETING:

If an application requires revisions, **the Committee may state that they will review subsequent revisions via email** in order to expedite the process for the applicant. The applicant will be told at the meeting if this option is available to them. These revisions can be emailed to: manastasio@greenwichct.org. The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant. It is the applicant's responsibility to follow up with the electronic review. **This needs to be accomplished within one month after the meeting**. All revisions that are delayed past this time will need to return to a meeting.

It is the responsibility of the applicant to follow up on electronic reviews and find their conditions of approval. The conditions of approval or requested revisions will be found on the Action Agenda which is posted the Friday following the meeting. To access the Action Agenda, you can find it on the Town website under Meetings and then Architectural Review Committee:http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

RETURNING TO A FUTURE MEETING:

Occasionally the Committee will request that subsequent revisions be reviewed at a future meeting. You will be scheduled for another meeting once revised plans are received by the Planning and Zoning department. Plans must be received at **by the deadline for that meeting date** to be scheduled for a particular meeting. In addition, please note that **submitting any application or revision by the posted deadline date** does not guarantee a spot on the agenda. The agenda is filled on a first come basis.

SIGN-OFFS:

Once revisions are approved either electronically or at a meeting, three new final design plan sets must be brought in for sign off that incorporate the required changes to the design. **Planning and Zoning Staff will stamp any revised and approved drawings on Fridays from 9:00 - 11:00 AM.**

To complete the permitting process, the applicant must apply to the Zoning Enforcement Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. Applicants are requested to contact the Building Division for building permit requirements. Please note that **any changes to approved plans** will require additional Architectural Review Committee review and must return to a meeting.

On future agendas:

105 Prospect Street; Application: PLPZ201700509 for an Exterior Alteration Add vestibule, redo roof, add deck in back, redo landscaping, pave driveway, and replace back fire stairs on a property located at 105 PROSPECT STREET GREENWICH, CT 06830 in the Zone GB.

NOTE: No revised plans received as of 12/22/17, applicant adding FAR.

Central Middle School; Application PLPZ2017 00430 for Exterior Alteration review **to add seven (7) new light posts adding to the two (2) existing light poles** on a property located at 9 INDIAN ROCK LANE, COS COB, in the R-12 Zone. Proposed use: institutional Existing Use: institutional (education)

NOTE: No revised plans submitted as of 1/22/2017. Applicant needs to address all the existing lights on site, including the spotlights added to the gymnasium.

Greenwich High School; Application PLPZ2017 00323 for Sign review **to add new free standing sign** on a property located at 10 HILLSIDE ROAD GREENWICH in the R-20 Zone. Proposed Use: institutional Existing Use: institutional

Note: Applicant is working on revising the details of the sign, including a brick base.

YMCA; Application PLPZ2017 00440 for Exterior Alteration review **to modify the south parking lot and install new lights and landscaping** on a property located at 50 EAST PUTNAM AVENUE, GREENWICH in the Zone CGBR-HO Zone. Proposed use: institutional Existing Use: institutional

NOTE: No revised plans received as of 12/22/17, a compliant lumen plan needs to be submitted for review.

Yale New Haven Hospital; Application PLPZ2017 00556 for Sign and Awning review **to install 7 new signs** on a property located at 5 PERRYRIDGE ROAD GREENWICH, GREENWICH in the Zone H-1 Zone. Proposed use: hospital Existing Use: hospital (Greenwich Hospital)

NOTE: No revised plans received as of 12/22/17, the applicant paid/mailed fees for this application on 12/20/2017, but did not address any of the outstanding issues.

Greenwich Hospital - Pharmacy Upgrades; Application: PLPZ201700601 for an Exterior Alteration Proposed modifications/upgrades to certain duct systems, mechanical units, and ventilation equipment to meet new pharmacy standards on a property located at 5 PERRYRIDGE ROAD GREENWICH, CT 06830 in the Zone H-1. *Note: Staff will sign off administratively on this application.*

Patrick Mele; Application PLPZ2017 00557 for Sign and Awning review for a new façade sign on a property located at 58 WILLIAM STREET GREENWICH in the Zone LBR-2 Zone. Proposed use: retail (interior design)
Existing Use: retail

Patrick Mele; Application PLPZ2018 00 for Exterior Alteration Review modifications to facade on a property located at 58 WILLIAM STREET GREENWICH in the Zone LBR-2 Zone. Proposed use: retail (interior design)
Existing Use: retail *Note: Email with HDC, ok if ARC looks at this. APPLICANT HAS NOT SUBMITTED APPLICATION YET, asks to be on February meeting.*

Richard Hein (chairman)

James Doyle (vice-chairman)

Mark Strazza (vice-chairman)

Katherine LoBalbo (secretary)

Rhonda Cohen

John Conte

Louis Contadino

Paul Pugliese

Heidi Brake Smith



Architectural Review Committee

This hereby serves notice that the

**ARCHITECTURAL REVIEW COMMITTEE
will hold an Executive Session**

on

Wednesday, January 10, 2018

Gisborne Room, First Floor

6:00 PM

Greenwich Town Hall

101 Field Point Road

Greenwich, CT

Architectural Review Committee

Town Hall · 101 Field Point Road · Greenwich, CT 06830 · [203] 622-7894 · FAX [203] 622-3795 · www.greenwichct.org

An Affirmative Action/Equal Opportunity Employer, M/F/H [\[DOCUMENT TITLE\]](#) | [\[Document subtitle\]](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, January 10, 2018

FINAL AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

1. Greenwich Water Club

Application PLPZ2017 00488 for Exterior Alteration review for **an infill addition on Building #3** on a property located at 49 RIVER ROAD, COS COB in the Zone WB Zone. Proposed use: club use Existing Use: club use

2. 75 Holly Hill Lane

Application PLPZ2017 00598 for Exterior Alteration review for **expanded parking lot with new lighting and landscaping** on a property located at 75 HOLLY HILL LANE, GREENWICH the Zone GBO Zone. Proposed use: mixed office use Existing Use: mixed office use

3. St. Agnes Church

Application PLPZ2017 00495 for Exterior Alteration review to **install ground mounted solar panel arrays in the front yard, the installation of light posts along the edges of the driveway and parking areas, and a generator** on a property located at 247 STANWICH ROAD, GREENWICH in the Zone RA-2 Zone. Proposed use: institutional Existing Use: institutional

4. Chicken Joe's

Application PLPZ2017 00492 for Exterior Alteration Review **for installation of stone veneer around the foundation and new hardie plank siding** on a property located at 235 EAST PUTNAM AVENUE, COS COB in the LBR-2 Zone. Proposed use: retail food Existing Use: retail food Note: *any floor area added this needs to file a Coastal Site Plan with the Commission.*

5. Greenwich Reform Synagogue - Playground

Application PLPZ2017 00592 for an Exterior Alteration Applicant to install a new playground. on a property located at 92 ORCHARD STREET, GREENWICH in the R-12 Zone. Existing use: Institutional Proposed use: Institutional

6. Pickwick Plaza

Application PLPZ2017 00560 for Exterior Alteration review **for review of the new lighting only on** a property located at 1 – 3 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: office/retail Existing Use: office/retail.

7. 176 Hamilton Avenue multi-family

Application PLPZ2017 00584 for an Exterior Alteration Applicant proposes to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel. on a property located at 176 HAMILTON AVENUE, Unit:1/2 GREENWICH, 176 HAMILTON AVENUE GREENWICH, CT 06830 in theR-6.

8. **1154-1166 East Putnam Avenue**

Application PLPZ2017 00585 for Exterior Alteration review to **modify both buildings on site and expansion of (front building) second floor; including upgrade the landscaping and site lighting** on a property located at 1156 EAST PUTNAM AVENUE, Unit: -1170 RIVERSIDE in the LB Zone. Proposed use: mixed use Existing Use: mixed use

9. **500 West Putnam Avenue**

Application: PLPZ2017 00561 for an Exterior Alteration Exterior to **construct a 75,283 sq. ft. residential structure with 50 units** on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone. Proposed use: mixed use Existing Use: mixed use

[continued on the next page]

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE

FINAL AGENDA

Monday, January 8, 2018

CONE ROOM

10:00 AM

Greenwich Town Hall

Second Floor

101 Field Point Road, Greenwich, CT

1. James Perse Sign

Application PLPZ2017 00596 for PLPZ201700597 Exterior Alteration and Sign and Awning review **for a new façade sign** on a property located at 1 LAFAYETTE COURT, GREENWICH the Zone CGBR Zone. Proposed use: Retail Existing Use: United Way

2. JoJo Maman Bebe

Application PLPZ2017 00594 for Sign and Awning Review **for a new façade sign** on a property located at 58 GREENWICH AVENUE, Unit:60, in the CGBR Zone. Proposed use: retail Existing Use: retail

3. Sundown Saloon

Application PLPZ2017 00599 for Exterior Alteration review **to modify the front facade** at 403 GREENWICH AVENUE, GREENWICH the CGBR Zone. Proposed use: restaurant use Existing Use: restaurant

4. Coast Seafood Restaurant & Bar

Application PLPZ2017 00593 for Sign and Awning Review **for a new façade sign** on a property located at 203 EAST PUTNAM AVENUE, Unit: 221, COS COB, in the Zone LBR-2. Zone. Proposed use: restaurant Existing Use: restaurant (Nuage)

5. 30 Husted Lane Court Lighting

Application PLPZ2017 00591 for Exterior Alteration review for the installation of sports court lighting fixtures on a property located at 30 HUSTED LANE, GREENWICH in the RA-2 Zone. Proposed use: residential Existing Use: residential

6. U-2 Nails

Application PLPZ2017 00595 for Sign and Awning Review **for a new façade sign** on a property located at 1345 EAST PUTNAM AVENUE, RIVERSIDE, in the Zone LB Zone. Proposed use: nail salon Existing Use: nail salon (Boston Market Building)

7. 15 Valley Drive

Application PLPZ2017 00604 for Sign and Awning Review **for a new façade sign** on a property located at 15 VALLEY ROAD, COS COB in the GBO Zone. Proposed use: office Existing Use: office

8. Yale New Haven Hospital

Application PLPZ2017 00556 for Sign and Awning review **to install 7 new signs** on a property located at 5 PERRYRIDGE ROAD GREENWICH, GREENWICH in the Zone H-1 Zone. Proposed use: hospital Existing Use: hospital (Greenwich Hospital) *NOTE: No revised plans received as of 12/22/17, the applicant paid/mailed fees for this application on 12/20/2017, but did not address any of the outstanding issues.*

9. Old Greenwich Shell

Application PLPZ2017 00548 for Exterior Alteration review **to remove and replace eight fuel dispensers** on a property located at 1429 EAST PUTNAM AVENUE OLD GREENWICH in the Zone GB Zone. Proposed use: gas station Existing Use: gas station

NOTE:

AT THE MEETING:

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they will not be allowed to attend the regular ARC meeting as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alteration applications, applicants are required to **bring eight (8) sets of all previously submitted plans to the meeting**. These should be brought as pre-assembled packets for the Committee members. Exterior Alteration plans must be full size and scalable; reductions will not be reviewed. **If these plans are not brought to the meeting, YOU WILL NOT BE HEARD**, and must wait until a subsequent ARC meeting. The applicant should also bring all color samples and materials to the meeting.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.

On future agendas: Deadline for this agenda was: 12/18/2017

105 Prospect Street; Application: PLPZ201700509 for an Exterior Alteration Add vestibule, redo roof, add deck in back, redo landscaping, pave driveway, and replace back fire stairs on a property located at 105 PROSPECT STREET GREENWICH, CT 06830 in the Zone GB.

NOTE: No revised plans received as of 12/22/17, applicant adding FAR.

James Perse; Application PLPZ2017 00510 for Exterior Alteration review **to add landscaping and lighting** on a property located at 1 LAFAYETTE COURT, GREENWICH located in the Zone CGBR Zone. Proposed use: mixed use Existing Use: mixed use *NOTE: Applicant going to HDC*

James Perse Exterior Alteration; Application: PLPZ201700597 for an Exterior Alteration Exterior changes to James Perse store on a property located at 0 WEST PUTNAM AVENUE GREENWICH, CT 06830 in the Zone CGBR. *NOTE: This appears to be a duplicate application. Not the same address?*

Central Middle School; Application PLPZ2017 00430 for Exterior Alteration review **to add seven (7) new light**

posts adding to the two (2) existing light poles on a property located at 9 INDIAN ROCK LANE, COS COB, in the R-12 Zone. Proposed use: institutional Existing Use: institutional (education)

NOTE: No revised plans submitted as of 1/22/2017. Applicant needs to address all the existing lights on site, including the spotlights added to the gymnasium.

1154-1166 East Putnam Avenue; APPLICATION PLPZ2017 00432 for Exterior Alteration review **to modify the exterior of two buildings with no proposed changes to the site lighting or the landscaping** on a property located at 1156 EAST PUTNAM AVENUE, Unit: -1170 RIVERSIDE located in the Zone LB Zone. Proposed use: mixed use Existing Use: mixed use

NOTE: The applicant needs to withdraw this application. Has submitted a new Exterior Alteration application.

Greenwich High School; Application PLPZ2017 00323 for Sign review **to add new free standing sign** on a property located at 10 HILLSIDE ROAD GREENWICH in the R-20 Zone. Proposed Use: institutional Existing Use: institutional

Note: Applicant is working on revising the details of the sign, including a brick base.

YMCA; Application PLPZ2017 00440 for Exterior Alteration review **to modify the south parking lot and install new lights and landscaping** on a property located at 50 EAST PUTNAM AVENUE, GREENWICH in the Zone CGBR-HO Zone. Proposed use: institutional Existing Use: institutional

NOTE: No revised plans received as of 12/22/17, a compliant lumen plan needs to be submitted for review.

Yale New Haven Hospital; Application PLPZ2017 00556 for Sign and Awning review **to install 7 new signs** on a property located at 5 PERRYRIDGE ROAD GREENWICH, GREENWICH in the Zone H-1 Zone. Proposed use: hospital Existing Use: hospital (Greenwich Hospital)

NOTE: No revised plans received as of 12/22/17, the applicant paid/mailed fees for this application on 12/20/2017, but did not address any of the outstanding issues.

Greenwich Hospital - Pharmacy Upgrades; Application: PLPZ201700601 for an Exterior Alteration Proposed modifications/upgrades to certain duct systems, mechanical units, and ventilation equipment to meet new pharmacy standards on a property located at 5 PERRYRIDGE ROAD GREENWICH, CT 06830 in the Zone H-1. *Note: Staff will sign off administratively on this application.*

Patrick Mele; Application PLPZ2017 00557 for Sign and Awning review **for a new façade sign** on a property

located at 58 WILLIAM STREET GREENWICH in the Zone LBR-2 Zone. Proposed use: retail (interior design)

Existing Use: retail

Patrick Mele; Application PLPZ2018 00 for Exterior Alteration Review modifications to facade on a property

located at 58 WILLIAM STREET GREENWICH in the Zone LBR-2 Zone. Proposed use: retail (interior design)

Existing Use: retail *Note: Email with HDC, ok if ARC looks at this. APPLICANT HAS NOT SUBMITTED*

APPLILICATION YET, asks to be on February meeting.