1. Meeting Materials

Documents:

JANUARY 11, 2017 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA - REVISED.PDF
JANUARY 11, 2017 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA.PDF
ARCHITECTURAL REVIEW COMMITTEE

Wednesday, January 11, 2017

FINAL AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

1. One American Lane

Application PLPZ2016 000604 for Exterior Alteration review to install rooftop mechanicals a property located at 1 AMERICAN LANE GREENWICH in the CGB Zone. Proposed use: office Existing Use: office

Note: Staff referred to Committee as the current roof is unadulterated with mechanical equipment.

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE ☐ HEIN ☐ Conte ☐ CONTE ☐ DOYLE ☐ STRAZZA ☐ SMITH ☐ STRAZZA ☐ COHEN ☐ CONTADINO ☐ LOBALBO ☐ COHEN

2. Harvest Time Church

Application PLPZ2016 000606 for Exterior Alteration review to install rooftop mechanicals a property located at 1338 KING STREET GREENWICH in the RA-4 Zone. Proposed use: institutional Existing Use: institutional

Note: Staff referred this to the Committee as the roofline is extremely complex.

DECISION STATUS:
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3. **Putnam Hill Wall**

Application PLPZ201600571 for Exterior Alteration review for replacement of an existing retaining wall on a property located at 280 EAST PUTNAM AVENUE, GREENWICH, CT in the R-6 Zone. Proposed Use: multi-family residential Existing Use: multi-family residential

**DECISION STATUS:**
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  - [ ] Electronic resubmission
  - [ ] Construction Documents

4. **25 Woodland Drive**


**DECISION STATUS:**
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- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED
  - [ ] Meeting
  - [ ] Electronic resubmission
  - [ ] Construction Documents
5. **23 Woodland Drive**

Application PLPZ2016 00592 for Exterior Alteration review for a **new two-family dwelling and a single family dwelling** on a property located at 25 WOODLAND DRIVE, GREENWICH, CT in the R-6/GB Zone. Proposed use: residential

Proposed Use: multi-family residential

**DECISION STATUS:**
- AS SUBMITTED
- AS NOTED
- RETURN
- DENIED

Meeting
- Electronic resubmission
- Construction Documents

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6. **Town Houses at 24 Harold Street**

Application PLPZ201600634 for Exterior Alteration review for **modifications to approved dwellings** on a property located at 24 HAROLD STREET, COS COB in the R-6 Zone. Proposed Use: multi-family residential

Existing Use: multi-family residential

**DECISION STATUS:**
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7. **Elk Homes Partners II, LP**  

Application PLPZ201600632 for Exterior Alteration review for **modifications to the landscaping and the addition of a patio** on a property located at 52 BROOKSIDE DRIVE GREENWICH, CT in the GB Zone. Proposed Use: multi-family residential Existing Use: multi-family residential

**DECISION STATUS:**
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- [ ] Electronic resubmission
- [ ] Construction Documents

8. **J&J Greenwich, LLC**  

Application PLPZ201600635 for Exterior Alteration review for **new commercial and residential structure** on a property located at 5 SHEEPHILL ROAD and 1137 EAST PUTNAM AVENUE, RIVERSIDE in the LB Zone.  

Proposed Use: multi-family residential and commercial and commercial  

**DECISION STATUS:**
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
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- [ ] Electronic resubmission
- [ ] Construction Documents

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- SMITH
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- CONTADINO
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9. Saks Greenwich

Application PLPZ2016 00502 for Exterior Alteration review for four replacement HVAC units that will be taller than exists now on a property located at 205 GREENWICH AVENUE GREENWICH, in the CGBR Zone. Proposed use: retail Existing Use: retail Note: Applicant has been called to tell them that they are on this meeting. Staff recommends denial if they do not appear.

DECISION STATUS:
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☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

10. Porsche of Greenwich - Sales Building

Application: PLPZ201600631 for an Exterior Alteration review to remove one garage bay door and infill it to match current exterior on a property located at 241 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the Zone GB.

Proposed use: Motor vehicle sales and service. Existing Use: Motor vehicle sales and service.

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents
**COMMITTEE BUSINESS**

1. **Review of December 2016 Action Agenda**

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ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
FINAL AGENDA
Monday, January 9, 2017
CONE ROOM
10:00 AM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

1. Alfa Romeo

Application PLPZ2016 00591 for Sign and Awning review for a new sign on a property located 338 WEST PUTNAM AVENUE, GREENWICH in the GB Zone.

Proposed use: automotive
Existing Use: automotive

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE ☐ HEIN ☐ CONTE ☐
☐ DOYLE ☐ STRAZZA ☐ SMITH ☐
☐ COHEN ☐ CONTADINO ☐ LOBALBO ☐

2. Hebrew Wizards

Application PLPZ2016 00638 for Sign and Awning review for a new sign on a property located 118 RIVER ROAD, COS COB in the LB Zone. Proposed use: school
Existing Use: retail

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE ☐ HEIN ☐ CONTE ☐
☐ DOYLE ☐ STRAZZA ☐ SMITH ☐
☐ COHEN ☐ CONTADINO ☐ LOBALBO ☐
3. **Hobbs Greenwich**

   Application PLPZ2016 00633 for Sign and Awning review for a new sign on a property located 243 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

   DECISION STATUS:
   - AS SUBMITTED
   - AS NOTED
   - RETURN
   - DENIED
   - Meeting
   - Electronic resubmission
   - Construction Documents

   □ PUGLIESE □ HEIN □ CONTE □
   □ DOYLE □ STRAZZA □ SMITH □
   □ COHEN □ CONTADINO □ LOBALBO □

4. **Rag & Bone**

   Application PLPZ2016 00626 for Sign and Awning review for a new sign on a property located 244 GREENWICH AVENUE, Unit:248, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

   DECISION STATUS:
   - AS SUBMITTED
   - AS NOTED
   - RETURN
   - DENIED
   - Meeting
   - Electronic resubmission
   - Construction Documents

   □ PUGLIESE □ HEIN □ CONTE □
   □ DOYLE □ STRAZZA □ SMITH □
   □ COHEN □ CONTADINO □ LOBALBO □

5. **Estate Treasures**

   Application PLPZ2016 00639 for Sign and Awning review for a new sign on a property located 1381 EAST PUTNAM AVENUE RIVERSIDE in the LB Zone. Proposed use: retail Existing Use: retail

   DECISION STATUS:
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   - Construction Documents

   □ PUGLIESE □ HEIN □ CONTE □
   □ DOYLE □ STRAZZA □ SMITH □
   □ COHEN □ CONTADINO □ LOBALBO □
6. Skinny Pizza

Application PLPZ2016 0621 for Sign and Awning review for a new sign on a property located 30 GREENWICH AVENUE, Unit:32, GREENWICH in the CGBR Zone. Proposed use: retail food Existing Use: retail food

DECISION STATUS:
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☐ COHEN ☐ CONTADINO ☐ LOBALBO ☐

7. New England Land Company

Application PLPZ2016 00647 for Sign and Awning review for a new facade sign on a property located at 135 EAST PUTNAM AVENUE, GREENWICH, in the CGBR Zone. Proposed use: real estate offices (additional tenant on first and second floor) Existing use: real estate office

DECISION STATUS:
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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 Alteration applications, applicants are required to bring eight (8) sets of all plans to the meeting. 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 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: etyminski@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.

Future Hearings:
One Sound Shore Road

Application PLPZ2016 000476 for Exterior Alteration review to install a reflective curtain wall on the splines of the building on the front façade and on the penthouse with sunshades at two sides of building, and install new E.I.F.S. on a property located at 1 SOUND SHORE DRIVE, GREENWICH in the GBO Zone. Proposed use: office Existing Use: office

DECISION STATUS:
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Barbara Harris Water Jewels

Application PLPZ2016 004XX for Sign review for new façade sign on a property located at 344 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

DECISION STATUS:
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Lexus of Greenwich; Application: PLPZ201600616 for a Exterior Alteration New dealership with exterior of storefront glass, metal panel system and brick on a property located at 40 OLD FIELD POINT ROAD GREENWICH, CT 06830 in the Zone GB.

Greenwich Acura; Application: PLPZ201600629 for a Exterior Alteration on a property located at 290 MASON STREET GREENWICH, CT 06830 in the Zone CGB.

Greenwich Acura; Application: PLPZ201600630 for a Exterior Alteration on a property located at 275 MASON STREET GREENWICH, CT 06830 in the Zone CGB.

Pickwick Plaza - Central Water Feature; Application: PLPZ201600645 for a Exterior Alteration on a property located at 1 GREENWICH AVENUE, Unit:-3 GREENWICH, CT 06830 in the Zone CGBR.
ARCHITECTURAL REVIEW COMMITTEE  
Wednesday, January 11, 2017  
FINAL AGENDA  
Town Hall Meeting Room  
7:00 PM  
Greenwich Town Hall  
First Floor  
101 Field Point Road, Greenwich, CT

1. One American Lane

Application PLPZ2016 000604 for Exterior Alteration review to install rooftop mechanicals a property located at 1 AMERICAN LANE GREENWICH in the CGB Zone. Proposed use: office Existing Use: office

Note: Staff referred to Committee as the current roof is unadulterated with mechanical equipment.

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2. Harvest Time Church

Application PLPZ2016 000606 for Exterior Alteration review to install rooftop mechanicals a property located at 1338 KING STREET GREENWICH in the RA-4 Zone. Proposed use: institutional Existing Use: institutional

Note: Staff referred this to the Committee as the roofline is extremely complex.

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4. 25 Woodland Drive


DECISION STATUS:
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5. 23 Woodland Drive


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Application PLPZ201600635 for Exterior Alteration review for new commercial and residential structure on a property located at 5 SHEEPHILL ROAD and 1137 EAST PUTNAM AVENUE, RIVERSIDE in the LB Zone. Proposed Use: multi-family residential and commercial and commercial Existing Use: multi-family residential and commercial

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COMMITTEE BUSINESS

1. REVIEW OF DECEMBER 2016 ACTION AGENDA

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED

☐ PUGLIESE  ☐ HEIN  ☐ CONTE  ☐
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ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
FINAL AGENDA
Monday, January 9, 2017
CONE ROOM
10:00 AM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

1. Alfa Romeo

Application PLPZ2016 00591 for Sign and Awning review for a new sign on a property located 338 WEST PUTNAM AVENUE, GREENWICH in the GB Zone. Proposed use: automotive Existing Use: automotive

DECISION STATUS:
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2. Hebrew Wizards

Application PLPZ2016 00638 for Sign and Awning review for a new sign on a property located 118 RIVER ROAD, COS COB in the LB Zone. Proposed use: school Existing Use: retail

DECISION STATUS:
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3. Hobbs Greenwich

Application PLPZ2016 00633 for Sign and Awning review for a new sign on a property located 243 GREENWICH AVENUE, GREENWICH in the CGBR Zone.

Proposed use: retail Existing Use: retail

DECISION STATUS:
- AS SUBMITTED
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- RETURN
- DENIED

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Construction Documents

PUGLIESE HEIN CONTE
DOYLE STRAZZA SMITH
COHEN CONTADINO LOBALBO

4. Rag & Bone

Application PLPZ2016 00626 for Sign and Awning review for a new sign on a property located 244 GREENWICH AVENUE, Unit:248, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

DECISION STATUS:
- AS SUBMITTED
- AS NOTED
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Meeting
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Construction Documents

PUGLIESE HEIN CONTE
DOYLE STRAZZA SMITH
COHEN CONTADINO LOBALBO

5. Estate Treasures

Application PLPZ2016 00639 for Sign and Awning review for a new sign on a property located 1381 EAST PUTNAM AVENUE RIVERSIDE in the LB Zone.

Proposed use: retail Existing Use: retail

DECISION STATUS:
- AS SUBMITTED
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- RETURN
- DENIED

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PUGLIESE HEIN CONTE
DOYLE STRAZZA SMITH
COHEN CONTADINO LOBALBO
6. **Skinny Pizza**

Application PLPZ2016 0621 for Sign and Awning review for a new sign on a property located 30 GREENWICH AVENUE, Unit:32, GREENWICH in the CGBR Zone. Proposed use: retail food Existing Use: retail food

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7. **New England Land Company**

Application PLPZ2016 00647 for Sign and Awning review for a new facade sign on a property located at 135 EAST PUTNAM AVENUE, GREENWICH, in the CGBR Zone. Proposed use: real estate offices (additional tenant on first and second floor) Existing use: real estate office

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| ☑ PUGLIESE      | ☑ HEIN      | ☑ CONTE    | ☑ DOYLE     | ☑ STRAZZA   | ☑ SMITH     | ☑ COHEN     | ☑ CONTADINO | ☑ SMITHA     | ☑ LOBALBO   |

[continued on the next page]
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: ctyminski@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.
Future Hearings:

One Sound Shore Road

Application PLPZ2016 000476 for Exterior Alteration review to install a reflective curtain wall on the splines of the building on the front façade and on the penthouse with sunshades at two sides of building, and install new E.I.F.S. on a property located at 1 SOUND SHORE DRIVE, GREENWICH in the GBO Zone. Proposed use: office Existing Use: office

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE  ☐ HEIN  ☐ CONTE  ☐
☐ DOYLE  ☐ STRAZZA  ☐ SMITH  ☐
☐ COHEN  ☐ CONTADINO  ☐ LOBALBO  ☐

Barbara Harris Water Jewels

Application PLPZ2016 004XX for Sign review for new façade sign on a property located at 344 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE  ☐ HEIN  ☐ CONTE  ☐
☐ DOYLE  ☐ STRAZZA  ☐ SMITH  ☐
☐ COHEN  ☐ CONTADINO  ☐ LOBALBO  ☐

Lexus of Greenwich: Application: PLPZ201600616 for a Exterior Alteration New dealership with exterior of storefront glass, metal panel system and brick on a property located at 40 OLD FIELD POINT ROAD GREENWICH, CT 06830 in the Zone GB.

Greenwich Acura: Application: PLPZ201600629 for a Exterior Alteration on a property located at 290 MASON STREET GREENWICH, CT 06830 in the Zone CGB.

Greenwich Acura: Application: PLPZ201600630 for a Exterior Alteration on a property located at 275 MASON STREET GREENWICH, CT 06830 in the Zone CGB.
**Porsche of Greenwich - Sales Building:** Application: PLPZ201600631 for an Exterior Alteration on a property located at 241 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the Zone GB.

**Pickwick Plaza - Central Water Feature:** Application: PLPZ201600645 for an Exterior Alteration on a property located at 1 GREENWICH AVENUE, Unit:-3 GREENWICH, CT 06830 in the Zone CGBR