

1. ARC_Agenda_2023_01_18

Documents:

[1-18-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2023_01_18

Documents:

[1-18-23 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, January 18th, 2023 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. **Julian Curtis School, 180 East Elm St., Application PLPZ202200557** for Exterior Alteration review **for new ground mounted cooling tower with screening fence** on a property at 180 East Elm Street in the R-6 zone. *Last reviewed at the 1/4/23 meeting.* View updated plans [here](#).
2. **104 Pemberwick Road LLC, 104 Pemberwick Road, Application PLPZ202200567** for Exterior Alteration review **for construction of two dormers, and rebuilding a porch on a three family house** on a property located at 104 Pemberwick Road in the R-6 zone. View application [here](#).
3. **Greenwich Boys and Girls Club, 4 Horseneck Lane, Application PLPZ 202200476** for Exterior Alteration review **new lobby with canopy and building a new, full-size gymnasium over the existing parking lot (enclosing most of the on-site parking below) with new first floor outdoor terrace, outdoor amphitheater seating and terrace, updates to HVAC, lighting and landscaping** on a property located at 0 and 4 Horseneck Lane in the R-6 zone. *Last reviewed at the 12/7/22 meeting. P+Z decision for applicant to return to ARC for review of specific items.*

View updated plans [here](#) and presentation [here](#).

II. Committee Business:

- 1. Any business. Terms to be updated – interviews with P+Z at briefing meetings.**

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 18th, 2023 7:02 pm – 8:17 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052 Password: 5768541

Please click [here](#); to listen to the audio recording file (.m4a) of the entire meeting.
Please click [here](#); to read the transcribed audio file (.txt) of the entire meeting

Attendance: Richard Hein, Chairperson; John Conte, Vice Chairperson; Graziano Meniconi, Secretary; Peter Boldt; Louis Contadino; Paul Pugliese
Staff: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Exterior Alteration reviews:

1. **Julian Curtiss School, 180 East Elm St., Application PLPZ202200557** for Exterior Alteration review **for new ground mounted cooling tower with screening fence** on a property at 180 East Elm Street in the R-6 zone. *Last reviewed at the 1/4/23 meeting.* View updated plans [here](#).

Decision Status: **Electronic Return** (Submit updated plans to Marisa.Anastasio@greenwichct.org for review)

Motion: Hein *Second:* Boldt Vote: 6-0 (voting: Hein, Conte, Meniconi, Boldt, Contadino, Pugliese)

Applicant to update plans to reflect the following:

- a. ARC finds that the current placement adversely impacts the façade and the view from existing windows.
 - b. the mechanical unit and enclosure shall be moved away from building approx. 6 feet and sunk into slope approx. 4 feet; the resulting excavation will need to be managed with a retaining wall;
 - c. gravity block in earth tone should be used for retaining wall system to minimize impact and blend into the landscape;
 - d. slatted gray fence to be installed to screen the unit;
 - e. the side facing residential properties to be landscaped with deciduous material for screening.
2. **104 Pemberwick Road LLC, 104 Pemberwick Road, Application PLPZ202200567** for Exterior Alteration review **for construction of two dormers, and rebuilding a porch on a three family house** on a property located at 104 Pemberwick Road in the R-6 zone.

Decision Status: **Electronic Return (Submit updated plans to Marisa.Anastasio@greenwichct.org for review)**

Motion: Hein *Second:* Boldt Vote: 6-0 (voting: Hein, Conte, Meniconi, Boldt, Contadino, Pugliese)

Applicant to update plans to reflect the following:

- a. ARC accepts the porch updates as proposed;
 - b. Regarding the new dormers – applicant to explore options for materials (ARC recommends using thin brick instead of stucco), update the windows to better compliment the existing 6 over 1 configuration (ARC finds the proposed square windows are not best choice) and make the size of the new dormers more in keeping with the existing dormer (proposed dormers seem small/out of proportion).
3. **Greenwich Boys and Girls Club, 4 Horseneck Lane, Application PLPZ 202200476** for Exterior Alteration review **new lobby with canopy and building a new, full-size gymnasium over the existing parking lot (enclosing most of the on-site parking below) with new first floor outdoor terrace, outdoor amphitheater seating and terrace, updates to HVAC, lighting and landscaping** on a property located at 0 and 4 Horseneck Lane in the R-6 zone. *Last reviewed at the 12/7/22 meeting. P+Z decision for applicant to return to ARC for review of specific items.*

Decision Status: **Electronic Return (Submit updated plans to Marisa.Anastasio@greenwichct.org for review)**

Motion: Hein *Second:* Pugliese Vote: 6-0 (voting: Hein, Conte, Meniconi, Boldt, Contadino, Pugliese)

Applicant to update plans to reflect the following:

- a. ARC finds the canopy and framed window are more successful in linking the old and new structures, but asks the applicant to review the materials and colors of these elements: i.e., ARC finds the silver framing of the window too cold – applicant to review other color options; and canopy may benefit from incorporation of wood – perhaps for the column. KG+D agreed to take another look and submit an updated proposal specifically for materials and colors of the canopy and framed window.
- b. Proposed euonymus shall be updated to the creeping varietal instead of the cylindrical shape shown on current renderings.
- c. The stonewall will be cut back to avoid any encroachment into drive.
- d. ARC accepts the proposed darker grey shutters and stone base.

II. Committee Business:

1. **Any business. Terms to be updated – interviews with P+Z at briefing meetings.**

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