

1. ARC_Agenda_2022_01_19

Documents:

[1-19-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2022_01_19

Documents:

[1-19-22 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, January 19, 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. *Last reviewed at the 1/5/22 meeting at which members Hein, Conte, Boldt, Brake-Smith, Cohen, Contadino, Krueger, LoBalbo, and Pugliese were present.* View most recent plans [here](#).
- 2. UB Greenwich II, 178 - 182 Sound Beach Ave. Application PLPZ202100580** for Exterior Alteration Review **for replacement of storefronts with Kawneer system for spaces 1 and 2**, on a property located at 178 - 182 Sound Beach Ave. in the LBR-2 zone. View application [here](#).
- 3. Gorjana, 160 Greenwich Ave, Application PLPZ202100473 and PLPZ202100581** for Sign/Awning and Exterior Alteration review **for new façade sign, blade sign, painting, permanent awning, new railings** at a property located at 158-160 Greenwich Ave. in the CGBR zone. *Last reviewed at the 11/1/21 sign subcommittee meeting at*

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which members Brake-Smith, Cohen and Pugliese were present.

View initial application [here](#).

View updated plans [here](#).

4. **Brunswick School Inc., 100 Maher Ave., Application PLPZ202100488**, for Exterior Alteration review **for new second floor addition to the existing one story library at the Brunswick School campus** on a property located at 100 Maher Ave. in the R-6 and R-20 zones. *Last reviewed at the 11/3/21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino Krueger, LoBalbo, and Pugliese were present.*

View initial application [here](#).

View updated plans [here](#).

5. **Plaza 200 LLC, 1141 King Street Application PLPZ202100570** for Exterior Alteration review **for construction of five detached dwellings with pools and patios, and construction of greenhouse, shed and tennis court and associated landscaping** on a property located at 1141 King St. in the RA-4 zone.

View application [here](#).

II. Committee Business:

1. Any Business.

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ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA Regular Meeting

Wednesday, January 19, 2022 7:01 pm – 11:16 pm

Zoom Virtual Meeting

Webinar ID: 846 0372 5052

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Members Present: Richard Hein, Chairperson; John Conte, Vice Chairperson; Graziano Meniconi, Secretary; Heidi Brake-Smith; Louis Contadino; Leander Krueger; and Paul Pugliese

Staff Present: Marisa Anastasio, Senior Planner; and Jacalyn Pruitt, 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.
Last reviewed at the 1/5/22 meeting at which members Hein, Conte, Boldt, Brake-Smith, Cohen, Contadino, Krueger, LoBalbo, and Pugliese were present.
View most recent plans [here](#).

Decision Status: **Proceeds to PZ with positive ARC endorsement / Return to ARC during Construction Document phase**

Motion: Hein Second: Conte Vote: 6-0-1 (yea -Hein, Conte, Meniconi, Brake-Smith, Krueger, Pugliese / abstained – Contadino)

The applicant to submit update plans to address the following:

- a. **Applicant to review the proportions of the columns in regards to the wood / metal / concrete elements, along with the proportions of the columns in relation to the roof;**
- b. **Applicant to provide final architecture façade detailing – materials/colors/finishes;**
- c. **Applicant to review the paving materials and pattern, and how those compliment the building architecture;**
- d. **ARC finds that landscaping is integral to making this project work and requests a complete landscape plan showing:**
 - **Existing vegetation, any vegetation proposed to be removed and proposed new plantings;**

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- **Proposed plant list shall include names, sizes and species;**
 - **ARC is not requiring a Bosque type plan but recommends a robust plan to include a variety of sizes and species to include shade trees to provide canopy, shade and to manage heat transfer;**
 - **Ledge removal may be necessary but ARC finds the benefit of new vegetation is worthy of such removal.**
 - **It is noted that the Tree Conservancy is willing to donate trees for the project.**
 - **Applicant confirmed that no trees are to be removed from the area between the front loop and Hillside Road.**
- e. **No exterior signage is a part of this application;**
 - f. **Applicant has agreed to a lighting plan that includes motion sensors, timers and use of LEDs and ARC supports such a plan with a recommendation that P+Z establish a cut off time.**
2. **UB Greenwich II, 178 - 182 Sound Beach Ave. Application PLPZ202100580** for Exterior Alteration Review **for replacement of storefronts with Kawneer system for spaces 1 and 2**, on a property located at 178 - 182 Sound Beach Ave. in the LBR-2 zone.
View application [here](#).

Decision Status: **Return to ARC**

Motion: Hein Second: Meniconi Vote: 7-0 (Hein, Conte, Meniconi, Brake-Smith, Krueger, Pugliese, Contadino)

The applicant shall submit updated plans to address the following:

- a. **The project requires P&Z Commission review by submittal of a final site plan, and possible special permit application, because additional square footage is proposed at a commercial establishment.**
- b. **ARC finds the proposal is not compatible with the streetscape;**
- c. **ARC finds that the uniformity of the building is not honored with the proposed updates;**
- d. **The first tenant (Sound Beach Pizza) is out of proportion as the proposed storefront glazing takes up two spaces and results in the overall building façade being asymmetrical;**
- e. **ARC concerned that the last tenant space (Panache) is not being updated which further results in a lack of uniformity / cohesiveness;**
- f. **Materials and proportions of proposed first and existing second floor need to be more cohesive;**
- g. **Base of the storefront is unresolved;**
- h. **This is a very important corner in Old Greenwich and any updates need to**

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reflect this arrival / approach to Old Greenwich;

- i. Applicant/owners should avoid extensive decals /advertising on the extensive glass.**
3. **Gorjana, 160 Greenwich Ave, Application PLPZ202100473 and PLPZ202100581** for Sign/Awning and Exterior Alteration review **for new façade sign, blade sign, painting, permanent awning, new railings** at a property located at 158-160 Greenwich Ave. in the CGBR zone. *Last reviewed at the 11/1/21 sign subcommittee meeting at which members Brake-Smith, Cohen and Pugliese were present.*
View initial application [here](#).
View updated plans [here](#).

Decision Status: **Electronic Return (email manastasio@greenwichct.org)**

Motion: Pugliese Second: Brake-Smith Vote: 7-0 (Hein, Conte, Meniconi, Brake-Smith, Krueger, Pugliese, Contadino)

Electronic Return to ARC with updated documentation to address the following:

- a. Resubmit documents to show updated gray color instead of the existing black color for the windows' brows, sills and cornice; and**
 - b. Submit gooseneck light specifications.**
4. **Brunswick School Inc., 100 Maher Ave., Application PLPZ202100488**, for Exterior Alteration review **for new second floor addition to the existing one story library at the Brunswick School campus** on a property located at 100 Maher Ave. in the R-6 and R-20 zones. *Last reviewed at the 11/3/21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino Krueger, LoBalbo, and Pugliese were present.*
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View updated plans [here](#).

Decision Status: **Does not Return**

Motion: Hein Second: Krueger Vote: 7-0 (Hein, Conte, Meniconi, Brake-Smith, Krueger, Pugliese, Contadino)

Notes:

- a. ARC notes that they have reviewed a complete architecture presentation with elevation, plans, sections, and context drawings;**
- b. No lighting is proposed.**

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5. **Plaza 200 LLC, 1141 King Street Application PLPZ202100570** for Exterior Alteration review **for construction of five detached dwellings with pools and patios, and construction of greenhouse, shed and tennis court and associated landscaping** on a property located at 1141 King St. in the RA-4 zone.
View application [here](#).

Decision Status: **Return to ARC for landscaping and lighting**

Motion: Hein Second: Conte Vote: 7-0 (Hein, Conte, Meniconi, Brake-Smith, Krueger, Pugliese, Contadino)

The applicant to provide plans to address the following:

- a. **ARC does not want to overly comment on the architecture but notes that the window types / sizes may need adjustment for better consistency;**
- b. **Project has a major impact on existing vegetation and grading, and the ARC wants to understand all the measures the applicant is taking to preserve existing trees, and at what ratio they are replacing trees;**
- c. **The Committee stresses their desire for the applicant to save as many existing trees as possible and for them to return with a tree removal plan and a “predevelopment tree protection plan”;**
- d. **ARC would like an arborist to join the design and construction team to stay involved throughout the project to help protect existing trees till the end of the project;**
- e. **ARC suggests an island at the end of the cul-de-sac with a shade tree;**
- f. **ARC recommends increasing the size of proposed plantings;**
- g. **There is one area of the photometric plan that is not compliant with the 0.1 footcandle requirement and this should be rectified;**
- h. **Provide spec sheets and plan of all proposed lights, and show the actual height of fixtures and light posts;**
- i. **Light spillage / glare should be minimized – either eliminated or shielding utilized;**
- j. **Tennis court is close to property line, but applicant confirmed no lighting is proposed around the court;**
- k. **Applicant notes there is a proposed Private Walking path around perimeter of property.**

II. Committee Business:

1. Any Business. Discussed pending and standard enforcement measures.

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