

1. ARC Meeting 2020_01_22

Documents:

[1-22-2020 ARC REGULAR MEETING, FINAL AGENDA FINAL.PDF](#)

2. ARC_Agenda_2020_01_22

Documents:

[1-22-2020 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF](#)

3. ARC_Agenda_2020_01_22

Documents:

[1-22-2020 ARC REGULAR MEETING, ACTION AGENDA FINAL.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA
Wednesday, January 22nd, 2020**

Mazza Room, Room #125, 1st floor (enter through Law Dept.)
Town Hall, 101 Field Point Road, Greenwich

Sign reviews: 7:00 PM

Regular Meeting (Exterior Alteration reviews): 7:30 PM

NOTE to applicants: Applicants or their representatives **must be present at the meeting** for which their item is scheduled.

A laptop and screen will be available for applicants who wish to show a digital presentation of their documents –the presentation must be in **Power Point** format.

Sign/Awning applicants are required to provide **samples of colors and materials at the meeting.**

Exterior Alteration applicants are required to **bring eight (8) sets of all plans to the meeting, along with color and material samples.** Full sized plans are preferred, and required for large scale projects. If legible and to scale, reduced sized plans can be provided for small scale projects.

I. Sign/Awning Reviews:

1. **Moon, 136 East Putnam Ave.;** Application: **PLPZ201900514** for a Sign / Awning review for **façade and window signage** on a property located at 136 EAST PUTNAM AVENUE in the CGBR Zone.
2. **Lynnens Inc., 276 Greenwich Avenue;** Application: **PLPZ201900509** for a Sign /Awning review for **one façade sign and one window sign** on a property located at 276 Greenwich Avenue in the CGBR Zone.
3. **Beauty CT Spa, 80 Greenwich Avenue;** Application: **PLPZ202000002** for a Sign /Awning review for **one awning sign** on a property located at 80 GREENWICH AVENUE in the CGBR Zone.
4. **Easy Street Properties, LLC, 2 Arch Street (aka 2 Sound View Avenue);** Application: **PLPZ201900361** for a Sign /Awning review for a **freestanding sign** on a property located at 2 ARCH STREET in the CGB Zone.

II. Committee Business:

1. Review of Minutes of 1-8-2020 meeting.
2. Any other Business.

III. Exterior Alteration Applications:

1. **Mill Street LLC, 244 (246) Mill Street**; Application: **PLPZ201900348** for an Exterior Alteration review **to renovate a storage garage into a storefront with new glazing, doors and renovations to roof deck** on a property located at 246 MILL STREET in the LBR-2 Zone.
2. **Greenwich Water Club, 50 River Road**; Application: **PLPZ201900510** for an Exterior Alteration review **for proposed landscaping and lighting at the Squash House** on a property located at 50 RIVER ROAD COS COB in the R-7-HO Zone.

IV. Work Session

1. Enabling Legislation
 - i. Suggestions for updates;
 - ii. Subcommittee details and scheduling.
2. Meeting Procedures / Meeting Format / Application Standards
 - i. Review of current procedures, format and standards and proposed updates.

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 alan.barry@greenwichct.org as soon as possible in advance of the event.

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Wednesday, January 22nd, 2020**

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Members Present: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary; Leander Krueger (7:30p); Graziano Meniconi (7:15p); Paul Pugliese.

Members Absent: Peter Boldt; Heidi Brake-Smith; Louis Contadino; John Conte;

Staff Present: Marisa Anastasio, Senior Planner and Jacalyn Pruitt, Planner II.

Sign reviews: 7:00 PM

Regular Meeting (Exterior Alteration reviews): 7:30 PM

10:03 PM

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I. Sign/Awning Reviews:

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Decision Status: **Submit revisions electronically.** (email:

jpruitt@greenwichct.org)

Motion: Hein Second: Strazza Vote: 4-1 (In favor: Hein, Strazza, Cohen, Pugliese.

Abstained: LoBalbo)

Revisions required:

- a. **Awning to be green with gold letters not blue. Provide green awning sample to match other green awnings.**

- b. **“MOON” lettering on awning shall not exceed 7” with 1” space on top and bottom to breathe.**
 - c. **Matte black sign board shall match others on building.**
 - d. **Sample of gold lettering provided and accepted by ARC.**
 - e. **For wraparound wall sign:**
 - i. **Electrical conduits shall not be visible anywhere.**
 - ii. **Signage lighting shall be less than 3000 K.**
 - iii. **Eliminate 1” gap from wall (sign to be flush) so that there is no halo lighting.**
 - iv. **Sign attachment must be into mortar joints and not the actual brick.**
2. **Lynnens Inc., 278 Greenwich Avenue;** Application: **PLPZ201900509** for a Sign /Awning review for **one façade sign and one window sign** on a property located at 276-278 Greenwich Avenue in the CGBR Zone.

Decision Status: **Submit revisions electronically.** (email: jpruitt@greenwichct.org)

Motion: Hein Second: Cohen Vote: 4-1 (In favor: Hein, Strazza, Cohen, Pugliese. Abstained: LoBalbo)

Revisions required:

- a. **Update lettering on windows to be no more than 9” in height.**
 - b. **Update border around sign board to be square double rule.**
 - c. **Match white on sign board to color of building – applicant provided a sample.**
3. **Beauty CT Spa, 80 Greenwich Avenue;** Application: **PLPZ202000002** for a Sign /Awning review for **one awning sign** on a property located at 80 GREENWICH AVENUE in the CGBR Zone.

Decision Status: **Submit revisions electronically.** (email: jpruitt@greenwichct.org)

Motion: Hein Second: Strazza Vote: 4-1 (In favor: Hein, Strazza, Cohen, Pugliese. Abstained: LoBalbo)

Revisions required:

- a. **Eliminate the proposed awning.**
- b. **Return with a design for a wall mounted plaque — remove outdated plaque and replace with new.**
- c. **ARC endorses decals on glass door as long as they are compliant with the Building Zone Regulations.**

4. **Easy Street Properties, LLC, 2 Arch Street (aka 2 Sound View Avenue);**
Application: **PLPZ201900361** for a Sign /Awning review for a **freestanding sign** on a property located at 2 ARCH STREET in the CGB Zone.

Decision Status: **Submit revisions electronically.** (email:
jpruitt@greenwichct.org)

Motion: Hein Second: Strazza Vote: 4-1 (In favor: Hein, Strazza, Cohen, Pugliese.
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Revisions required:

- a. **ARC approves “option 2” [5.5” wide].**
- b. **The number “2” in graphic shall be kept the same size as proposed, but be changed to semi or demi- bold Gotham font.**

II. Exterior Alteration Applications:

1. **Mill Street LLC, 244 (246) Mill Street;** Application: **PLPZ201900348** for an Exterior Alteration review **to renovate a storage garage into a storefront with new glazing, doors and renovations to roof deck** on a property located at 246 MILL STREET in the LBR-2 Zone.

Decision Status: **Submit revisions electronically.** (email:
manastasio@greenwichct.org)

Motion: LoBalbo Second: Strazza Vote: unanimous (In favor: Hein, Strazza,
LoBalbo, Cohen, Krueger, Meniconi, Pugliese.)

Notes:

- a. **Submit mechanical drawings of all signage located on windows including decals, store hours, and any other information present on the glass panels. Provide confirmation or proposed updates to confirm compliance with the Building Zone Regulations i.e., height of letters shall be 9” or less and signage shall not take up more than 15% of the area of the glass panels.**
- b. **Submit plans and specifications for any new fencing proposed to replace previous fencing.**
- c. **Provide screening for the dumpster – ARC recommends new fencing, gate, plantings/planters or a combination of these elements.**
- d. **ARC recommends that P+Z confirm that the interior lighting is not left on at night.**

2. **Greenwich Water Club, 50 River Road;** Application: **PLPZ201900510** for an Exterior Alteration review **for proposed landscaping and lighting at the Squash House** on a property located at 50 RIVER ROAD COS COB in the R-7-HO Zone.

Status: POSTPONED

III. Committee Business

1. 1-8-2020 Minutes review.

Pugliese noted to use last names consistently in committee business. LoBalbo noted to separate minutes notes by application name not just page number.

LoBalbo had notes for the Greenwich Academy, Visual Arts Center application as follows:

- a. identified significant improvements to the architectural proportions and materials in line with comments of the ARC from the previous meeting.**
- b. the concern was the intersection of the architecture at the glass lobby and the brick massing of the rest of the building.**
- f. the concern was not to simplify landscaping but the traditional and more formal organization of the pathways and a procession towards the rest of the campus and that the grading was raised to make additional even level courtyard space held by a retaining or knee wall facing the parking / and additional comment that the canopy was unbalanced at the lobby.**
- h. that the brick piers don't connect to any other architecture language of the building.**

Krueger had notes for the Greenwich Academy, Visual Arts Center application as follows:

Revise b. take out applicant quote, add "provide ADA access from bottom level to the grass circles"

2. Any other business. **None**

IV. Work Session (8:25 pm – 10:03pm)

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