

1. ARC\_Agenda\_2022\_02\_01

Documents:

[2-1-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2023\_02\_01

Documents:

[2-1-23 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE  
FINAL AGENDA Regular Meeting**

**Wednesday, February 1, 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. **Stop N' Shop, 161 West Putnam Ave. Application PLPZ 2023 00010** for Exterior Alteration review to **relocate bottle redemption to create grocery pick up area (lockers)** on a property located at **161 West Putnam Ave.** in the GB zone.  
**View application [here](#).**
2. **420 Field Point Propco LLC, 420 Field Point Road, Application PLPZ 2023 00011** for Exterior Alteration review **for new stable building for parking, relocate barn, and landscaping** on a property located at **420 Field Point Road** in the R-20 zone.  
**View application [here](#).**
3. **OG Retail Partners 220 SBA LLC, 220 Sound Beach Ave. Application PLPZ 2023 00017** for Exterior Alteration review **for Phase I: front façade including exposing brick, painting, new front door, shutters, awning replacement and sconces; rear façade: painting and new door system and Phase II: rear pergola, planter and replace stairs to create outdoor dining area** on a property located at **220 Sound Beach Ave** in the LBR-2 zone.  
**View application [here](#).**

**II. Committee Business:**

1. **Any business.**

*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](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.*

## ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA Regular Meeting

Wednesday, February 1, 2023 7:15 pm – 8:50 pm

### Zoom Virtual Meeting

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; Louis Contadino; Leander Krueger;

**Staff:** Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

#### I. Exterior Alteration reviews:

1. **Stop N' Shop, 161 West Putnam Ave. Application PLPZ 2023 00010** for Exterior Alteration review to **relocate bottle redemption to create grocery pick up area (lockers)** on a property located at **161 West Putnam Ave.** in the GB zone.  
View application [here](#).

**CANCELLED – project does not include exterior work**

2. **420 Field Point Propco LLC, 420 Field Point Road, Application PLPZ 2023 00011** for Exterior Alteration review **for new stable building for parking, relocate barn, and landscaping** on a property located at **420 Field Point Road** in the R-20 zone.  
View application [here](#).

*Decision Status:* **Return to Meeting** (Submit updated plans to [Marisa.Anastasio@greenwichct.org](mailto:Marisa.Anastasio@greenwichct.org))

*Motion:* Conte *Second:* Krueger Vote: 5-0 (voting: Hein, Conte, Meniconi, Contadino, Krueger)

#### **Applicant to update plans to reflect the following:**

- a. Address the cupola – how does it relate to the landscape? Usually it would be centered with a feature of the landscape;
- b. Provide additional photos of the existing landscaping;
- c. Landscaping should reflect the expansiveness of the site / farm-like property;
- d. Correct the window specs – Anderson vs. Marvin and specify which model to be used;
- e. Correct the barn elevations – it appears there is a gable missing in the drawings;
- f. ARC finds the Stable building too top heavy - the windows look as large as the garage doors and this needs to be rectified
- g. The Stable garage doors are monotonous and should have openings or gates to break up the façade.

- h. **The neighbor requested that the proposed fence be extended toward the and the west and asked that rubbish area be properly located and screened.**
3. **OG Retail Partners 220 SBA LLC, 220 Sound Beach Ave. Application PLPZ 2023 00017 for Exterior Alteration review for Phase I: front façade including exposing brick, painting, new front door, shutters, awning replacement and sconces; rear façade: painting and new door system and Phase II: rear pergola, planter and replace stairs to create outdoor dining area on a property located at 220 Sound Beach Ave in the LBR-2 zone.**  
**View application [here](#).**

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

*Motion: Conte Second: Krueger Vote: 5-0 (voting: Hein, Conte, Meniconi, Contadino, Krueger)*

**Applicant to update plans to reflect the following:**

- a. Review the proposed frieze board on front facade – ARC finds it does not provide an adequate transition from 1<sup>st</sup> floor to 2<sup>nd</sup> floor; (will be reviewed by members Krueger, Contadino and Meniconi);**
- b. Applicant agreed that building facade (with attention to the 2<sup>nd</sup> story brick work) will be properly cleaned with appropriate cleaning solution(s);**
- c. Proposed Nanawall in rear is accepted by ARC;**
- d. External structures in rear including HVAC screening, pergola, planter, etc... require return at a meeting with additional specifications and updates to be more consistent with front façade updates. They feel like two different projects as proposed.**

## **II. Committee Business:**

- 1. Any business.**

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