

1. ARC\_Agenda\_2022\_02\_02

Documents:

[2-2-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2022\_02\_02

Documents:

[2-2-22 ARC MEETING, FINAL AGENDA REVISED.PDF](#)

3. ARC\_Agenda\_2022\_02\_02

Documents:

[2-2-22 ARC MEETING, ACTION AGENDA.PDF](#)

## ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA Regular Meeting

Wednesday, February 2, 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 1-19-22 meeting. P+Z directed applicant to return to ARC. Applicant will submit updated information by meeting night.*  
**View 1-19-22 plans [here](#).**
2. **Taco Bell, 1371 East Putnam Avenue, Applications PLPZ202100442 and 443** for Sign/Awning and Exterior Alteration review **for new eifs finish, fencing, updates to menu board and drive-thru canopy, landscaping, lighting, and face and freestanding signage updates** at a property located at 1371 East Putnam Avenue in the LB zone. *Last reviewed at the 12-1-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, and Pugliese were present.*  
**View previous iteration of plans [here](#).**  
**View updated plans [here](#) and photos [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**  
**FINAL AGENDA revised**  
**Regular Meeting**

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**View 1-19-22 plans [here](#).****
- 2. Sutton Land LLC, 21 Glenville St.; Application PLPZ202100576 for Exterior Alteration review for installation of a transformer screened with landscaping at a property located at 21 Glenville Street in the LBR-2 and RA-1 zone.  
**View application [here](#).****
- 3. Taco Bell, 1371 East Putnam Avenue, Applications PLPZ202100442 and 443 for Sign/Awning and Exterior Alteration review for new eifs finish, fencing, updates to menu board and drive-thru canopy, landscaping, lighting, and face and freestanding signage updates at a property located at 1371 East Putnam Avenue in the LB zone. *Last reviewed at the 12-1-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, and Pugliese were present.*  
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**II. Committee Business:**

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**ARCHITECTURAL REVIEW COMMITTEE  
ACTION AGENDA  
Regular Meeting**

**Wednesday, February 2, 2022 7:00 pm – 9:50 pm  
Zoom Virtual Meeting  
Webinar ID: 846 0372 5052 Password: 5768541**

**Members Present:** Richard Hein (left at 8pm), Chairperson; John Conte, Vice Chairperson; Graziano Meniconi, Secretary; Louis Contadino; Katherine LoBalbo; and Leander Krueger

**Staff Present:** Marisa Anastasio, Senior Planner; and Bianca Dygert, 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 1-19-22 meeting. P+Z directed applicant to return to ARC.*

**Decision Status: Return for landscaping review and lighting plan, Electronic return for architecture**

Motion: Conte Second: Meniconi Vote: 3-1-1 (yea - Conte, Meniconi, Krueger, no – LoBalbo, abstained – Contadino)

**The applicant to submit updated plans to address the following:**

- i) **Applicant will return to a meeting with a complete landscaping plan. Applicant to work with BOE to present a lighting plan.**
- ii) **The following will be addressed via electronic submittal:**
  - (1) **Fascia at corner to be rectified (rendering makes it look like it's a separate piece, when it should look seamless instead);**
  - (2) **Fascia band at top of structure to be reviewed – ARC recommends making it narrower;**
  - (3) **Detail at curtain wall and rafter tail to be rectified;**
  - (4) **Mullions should not be stark white – applicant to provide color choices;**
  - (5) **Final colors to be provided;**
  - (6) **Provide sample board to P+Z office.**

2. **Sutton Land LLC, 21 Glenville St.; Application PLPZ202100576** for Exterior Alteration review **for installation of a transformer screened with landscaping** at a property located at 21 Glenville Street in the LBR-2 and RA-1 zone.

Decision Status: **Approved as proposed**

Motion: Conte Second: Meniconi Vote: 5-0 (Conte, Meniconi, Krueger, LoBalbo, Contadino)

3. **Taco Bell, 1371 East Putnam Avenue, Applications PLPZ202100442 and 443** for Sign/Awning and Exterior Alteration review **for new eifs finish, fencing, updates to menu board and drive-thru canopy, landscaping, lighting, and facade and freestanding signage updates** at a property located at 1371 East Putnam Avenue in the LB zone. *Last reviewed at the 12-1-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, and Pugliese were present.*

Decision Status: **Electronic return**

Motion: Meniconi Second: LoBalbo Vote: 5-0 (Conte, Meniconi, Krueger, LoBalbo, Contadino)

**Resubmit updated plans to address the following:**

- **Applicant agreed to revise the color scheme by eliminating one of the two greys (eliminate “cyberspace grey”), and update the sides of the entrance door to grey instead of purple.**
- **Lower the height of the parapet to reduce the overall massing;**
- **Provide final elevations;**
- **Provide a roof plan and sight line elevation showing the existing and any proposed rooftop units.**
- **Confirm compliance with Lighting Regulations –  $\leq 0.1$  foot-candle at residential zone boundaries and  $\leq 0.5$  footcandles at commercial zone boundaries.**
- **Lighting temperature to be consistent throughout the property and to be in the range of 3000 Kelvin (aka softer yellow instead of bright white).**

## **II. Committee Business:**

1. Any Business. None.