

1. ARC\_Agenda\_2021\_02\_03

Documents:

[2-3-21 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2021\_02\_03

Documents:

[2-3-21 ARC MEETING, ACTION AGENDA.PDF](#)

## **ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA Regular Meeting**

**Wednesday, February 3, 2021 7:00 pm**

**Zoom Virtual Meeting**

Webinar ID: 843 3237 5806

Password: 0314068

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/84332375806?pwd=UEhSWTEreHZuV2lnaUVka2xLYlJTZz09>

Or iPhone one-tap : US: +16465189805,,84332375806#,,1#,0314068# or  
8778535257,,84332375806#,,1#,0314068# (Toll Free)

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 646  
518 9805 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free)  
or 833 548 0282 (Toll Free)

### **I. Exterior Alteration Applications:**

#### **1. 581 WPA Resi Jlofts, 581 West Putnam Avenue, Application**

**PLPZ202100012** for Exterior Alteration review for construction of a new multi-family residential structure with 44 units, including moderate income units, with new drive and parking areas, roof plantings and lighting, and site lighting and landscaping at a property located at 581 West Putnam Avenue in the GBO zone.

View plans [here](#).

#### **2. Eastern Greenwich Civic Center, 90 Harding Road; Application**

**PLPZ202000263** for Exterior Alteration review to demolish the existing civic center including removal of asphalt parking areas, drives and walkways, removal of 18 trees, and stripping and stockpiling of soil and construction of new civic center building, restriping of parking area, and new driveway and parking areas with timber guiderails, new light posts, bollards and protection of trees throughout the site.. tennis court and play area will remain on a property located at 90 Harding Road in the R-7 zone. *Last reviewed at the 1-6-21 meeting at which members Hein, Conte, Meniconi, Brake-Smith, Conatdino, Krueger, Lobalbo, and Pugliese were present.*

View most recent plans [here](#).

View presentation [here](#).

3. **124 OM LLC (Foundation House), 124 Old Mill Road; Application PLPZ202000338** for Exterior Alteration review **for construction of a new conference center building / “event barn”, new walkways and landscaping** on a property located at 124 Old Mill Road in RA-4 zone. *Last reviewed at the 1-6-21 meeting at which members Hein, Conte, Meniconi, Brake-Smith, Conatdino, Krueger, Lobalbo, and Pugliese were present.*

View most recent plans [here](#).

## II. Committee Business:

1. Any other 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 [alan.barry@greenwichct.org](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.*



**ARCHITECTURAL REVIEW COMMITTEE**  
**Regular Meeting**

**Wednesday, February 3, 2021, 7:01pm – 11:14pm**

**Zoom Virtual Meeting**  
Action Agenda

**Members Present:** Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Rhonda Cohen; Heidi Brake-Smith (left at 8:54pm); Louis Contadino; Leander Krueger; Katherine LoBalbo; Paul Pugliese (arrived at 7:02pm); Peter Boldt (arrived at 7:03pm)

**Staff Present:** Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

**I. Exterior Alteration Applications:**

1. **581 WPA Resi Jlofts, 581 West Putnam Avenue, Application PLPZ202100012** for Exterior Alteration review for construction of a new multi-family residential structure with 44 units, including moderate income units, with new drive and parking areas, roof plantings and lighting, and site lighting and landscaping at a property located at 581 West Putnam Avenue in the GBO zone.

Decision Status: **Return to a Meeting**

Motion: Hein Second: LoBalbo Vote: unanimous 10-0 (Hein; Conte; Meniconi; Boldt; Brake-Smith; Cohen; Contadino; Krueger; LoBalbo; Pugliese)

The applicant shall submit construction documents to reflect the following:

- a. **The ARC finds the building looks more like an office than residential which is not a successful outcome. ARC is especially concerned as this building may be the gateway to changes at the Greenwich Office Park (G.O.P.) and West Putnam Ave.;**
- b. **Both the massing and articulation of the building is in question with the ARC. The massing was described by an ARC member as “a collision of blocks that don’t relate to each other”;**
- c. **ARC recommends that the applicant explore underground and off-site parking options to limit surface parking;**
- d. **An additional level of detail is needed for the windows, brick, etc.;**
- e. **ARC has concerns about the entrance into the lobby, the unadorned lower level garage and the pedestrian experience in general– these do**

- not feel warm or inviting;**
- f. The applicant should try to preserve significant trees on the site; Trees along West Putnam Ave. should be preserved;**
  - g. More greenspace and exterior common spaces are needed to serve a variety of tenants, i.e. the roof top is not optimal for families with children. There was discussion of use of G.O.P. for walking /dog walking - ARC finds that more green and recreational spaces on the subject site are still warranted.**
  - h. The architecture proposed in the previous application was more successful as it related to the buildings along West Putnam Ave. more successfully;**
  - i. Is the rock ledge a natural outcrop, or is it a manmade element? In the last application the recommendation was to preserve the outcrop, but it depends on how valuable this feature is to the site;**
  - j. Provide more photos of the site and surrounding sites to help with context;**
  - k. Provide street elevations and views of the proposal from Route 1;**
  - l. Provide a diagrammatic sketch (doesn't have to be a dimensioned site section) to show context with neighbors to the North, up to Alden Road;**
  - m. Public comment was provided –concerns: design, color and materials / should be more residential, noise from rooftop, need for lighting and landscaping details, influence on future development of West Putnam Ave., adequate green space and recreation space for tenants. Letters were submitted to the file.**
2. **Eastern Greenwich Civic Center, 90 Harding Road; Application PLPZ202000263 for Exterior Alteration review to demolish the existing civic center including removal of asphalt parking areas, drives and walkways, removal of 18 trees, and stripping and stockpiling of soil and construction of new civic center building, restriping of parking area, and new driveway and parking areas with timber guiderails, new light posts, bollards and protection of trees throughout the site.. tennis court and play area will remain** on a property located at 90 Harding Road in the R-7 zone. *Last reviewed at the 1-6-21 meeting at which members Hein, Conte, Meniconi, Brake-Smith, Conatdino, Krueger, Lobalbo, and Pugliese were present.*

Decision Status: **Return with Construction Drawings (CDs) showing final exterior details and materials as noted below.**

Motion: Hein Second: Conte Vote: unanimous 9-0 (Hein; Conte; Meniconi; Cohen; LoBalbo; Contadino; Krueger; Boldt; Pugliese)

The applicant shall submit construction documents to reflect the following:

- a. **Bollards shall not exceed 30 inches;**
- b. **Light spillage shall be carefully minimized;**
- c. **Fence posts should be square;**
- d. **The interior spaces that can be seen through the glazing should utilize materials that relate to the exterior architecture elements since they are viewed together;**
- e. **Do not illuminate the façade of the building;**
- f. **Boulders used should be native, and not transported to the site;**
- g. **Drainage and scuppers were discussed and should be studied;**
- h. **Landscape materials should follow Dr. Kramer’s suggestions as much as possible;**
- i. **Applicant agreed to explore incorporating a rain-chain into the drainage design as suggested by ARC;**
- j. **Applicant to study placement of the proposed bike racks.**

3. **124 OM LLC (Foundation House), 124 Old Mill Road; Application PLPZ202000338 for Exterior Alteration review for construction of a new conference center building / “event barn”, new walkways and landscaping on a property located at 124 Old Mill Road in RA-4 zone. *Last reviewed at the 1-6-21 meeting at which members Hein, Meniconi, Brake-Smith, Conatdino, Krueger, Llobalbo, and Pugliese were present.***

**Decision Status: Does not return, may move forward with enthusiastic review from ARC**

**Motion:** Hein Second: Meniconi Vote: unanimous 8-0 (Hein; Meniconi; Cohen; LoBalbo; Contadino; Krueger; Boldt; Pugliese) *Conte recused*

The applicant shall submit construction documents to reflect the following:

- a. **No signage is anticipated at the front;**
- b. **Up-lighting should be used on an “as needed” basis for events, and Dark Sky standards should be adhered to;**
- c. **The proposed landscaping is accepted by ARC;**
- d. **The proposed materials are accepted by ARC.**

## **II. Committee Business:**

1. Any other Business. None.

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