1. Meeting Materials

Documents:

FEBRUARY 4, 2015 ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA.PDF
FEBRUARY 4, 2015 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA - REVISED.PDF
ARCHITECTURAL REVIEW COMMITTEE
Wednesday February 4, 2015
FINAL AGENDA - REVISED
TOWN HALL MEETING ROOM
7:00 PM
Greenwich Town Hall
First Floor
101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Paul Pugliese (chair), Ken Deck, Tracey Brown (7:20), Rhonda Cohen, Louis Contadino, John Conte, Heidi Smith, and Mark Strazza.
STAFF MEMBER PRESENT: Cindy Tyminski

SIGNS

1. AT&T

Application PLPZ201500002 for Sign and Awning review for a façade sign on a property located at 393 EAST PUTNAM AVENUE, COS COB, in the LB Zone. Proposed use: Retail Existing use: vacant/bank

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese (chair), Deck, Cohen, Contadino, Conte, Smith, Strazza.

- Plans for signs should be a minimum of 11” x 17” in size.
- The times that the business is open should be centered.
- All signs are externally illuminated.
- Light fixtures along Robertson Lane are not approved as they project past the lot line.
2. 87 Greenwich Avenue

Courage b, Trapp Optical, Jeune Arbre

Application PLPZ 201500005 for Sign and Awning review for a sign program for the building with three tenant’s façade signs on a property located at 87 GREENWICH AVENUE in the CGBR Zone. Proposed use: retail Existing use: retail

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese (chair), Deck, Cohen, Contadino, Conte, Smith, Strazza.

- All the fonts should be same height; 11”.
- To clarify, the height of the Capitals for each tenant should be 11”.

3. The Well Appointed House

Application PLPZ201500006 for Sign and Awning review for new signs on a property located at 31 EAST ELM STREET, GREENWICH in the CGB Zone. Proposed use: retail Existing use: office? Note: If this is a change of use it will require additional review by Planning and Zoning and the ZEO.

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese (chair), Deck, Cohen, Contadino, Conte, Smith, Strazza.

- Navy Blue awning is approved.
- Keep piping/trim white on the awning
- Remove scalloping on the skirt of the awning.
4. **Douglas Vanderhorn Architects**

Application PLPZ201500007 for Sign and Awning review for sign review to change name on all signs on a property located at 31 EAST ELM STREET GREENWICH in the CGB Zone. Proposed use: office Existing use: office

**DECISION STATUS:** APPROVED AS NOTED

Voting to approve: Pugliese (chair), Deck, Cohen, Contadino, Conte, Smith, Strazza.

- Make sign a lot more narrow approximately 20 “– 24” in height.
- Return with a sign to scale and on building

5. **SuitSupply**

Application PLPZ201400694 for Exterior Alteration review for new signs on a property located at 80 MASON STREET, GREENWICH in the CGB Zone.

Proposed use: retail Existing use: office

**DECISION STATUS:** RETURN

- Blade sign is not allowed.
- Need to return to ARC with a landscape plan before freestanding sign can be reviewed.
- Need to get a variance for clearance under free standing sign.
- The raceway on the rear sign should be painted the same color as the building.

6. **Elevate Fitness**

Application PLPZ201500008 for Sign and Awning review for a façade sign on a property located at 1545 EAST PUTNAM AVENUE, OLD GREENWICH, in the GB Zone. Proposed use: personal fitness Existing use: personal fitness

**DECISION STATUS:** RETURN

- Choose an expanded font that exists.
• Reduce the main cap down proportionally to 14”.
• The kerning is all inconsistent.
• Expansion joints are not accounted for.
• Need a drawing of façade with plan on it.
• Plans needs to be a bigger (11” x 17”) minimum.
• Elevate and Fitness needs more space in between.
• Send a new one.

7. Frontier Communications

Application PLPZ201400669 for Sign and Awning review for new signs on a property located at 245 SOUND BEACH AVENUE OLD GREENWICH in the LBR-2 Zone. Proposed use: Utility Existing use: Utility  
Note: Did not show last meeting; sign already installed.

DECISION STATUS: DID NOT SHOW

8. Hyatt Greenwich

Application PLPZ2015 00018 for Exterior Alteration review for new door and walkway on a property located at 1800 EAST PUTNAM AVENUE, GREENWICH in the GB Zone. Proposed use: hotel Existing use: hotel

DECISION STATUS: APPROVED AS SUBMITTED

Voting to approve: Pugliese (chair), Deck, Cohen, Contadino, Conte, Smith, Strazza.

• Tent by the Pool area. Cannot use an interior door any longer to meet fire code. Will put in door where there is a window.
EXTERIOR ALTERATIONS

9. Greenwich Boy Scouts

Applications PLPZ201500001 for Exterior Alteration review for a new deck on “A” building and new shed on a property located at 363 RIVERSVILLE ROAD, GREENWICH, in the RA-2 Zone. Proposed use: institutional use

Existing use: institutional use

DECISION STATUS: APPROVED as NOTED, RETURN
Voting to approve: Pugliese (chair), Deck, Cohen, Contadino, Conte, Smith, Strazza.

- Deck off the A building (activities building).
- Storage structure for donated equipment. Will match the aesthetics of the Prey building. 12’ x 30’ shed.
- All future projects were discussed and reviewed by P and Z in 2010, as part of the Nielson building project.

Modifications:
- Need a site plan showing where exactly where the new barn will be.
- Need photos of existing barn.
- Deck is approved off of the A building.
- Show the fascia on the deck on Deck off of A building.
- Can try to return revisions with email.

10. Young Pioneers, LLC

Application PLPZ2014 00706 for Exterior Alteration review for demolition of existing building and construction of a new two-story brick building with landscaping on a property located at 65 EAST PUTNAM AVENUE, COS COB (59 & 63 EAST PUTNAM) in the LB Zone. Proposed use: retail/residential Existing use: retail/residential

DECISION STATUS: RETURN.

Modifications:
- Need to reduce the height Towers. Still an excessive amount of azek at the top of the building.
• Need to provide a color board with all samples of materials and colors that they are proposing. Should bring this to the P and Z department so that members can review. The proposed awning colors should be presented on this board.
• The lights in the back should be removed, only should be over doors. A cut sheet for the proposed fixtures and lumen plan is needed.
• The ARC recommends one or two trees (fastigiated hornbeam) installed along the eastern side of the driveway entrance. The ARC requests that the Planning and Zoning Commission consider allowing the applicant to remove one parking space to provide more space for these street trees.

11. Armstrong Court

Application PLPZ201400699 for Exterior Alteration review for renovation of six existing buildings and the construction of six townhouse units on a property located at 0 HAMILTON AVENUE GREENWICH, GREENWICH in the zone R-6. Proposed use: multi-family Existing use: multi-family.

DECISION STATUS: DID NOT SHOW

12. Sound View Drive

Application PLPZ201400602 for Exterior Alteration review to construct a new multi-family building on a property located at 62 SOUND VIEW DRIVE (68 SOUND VIEW DRIVE), GREENWICH in the R-6 Zone. Proposed use: multi-family residential Existing use: multi-family residential

DECISION STATUS: APPROVED AS NOTED, return electronically
Voting to approve: Pugliese (chair), Deck, Cohen, Contadino, Conte, Smith, Strazza.

Modifications
• Lumen Plan needs to be revised.
• Landscape Plan is approved.
• Address issue on gables with electronic submission.
• Return with Construction Documents.
13. Coxe and Graziano Funeral Home

Application PLPZ2014 00533 for Exterior Alteration review to enlarge existing portico roof and platform and add a new freestanding clock on a property located at 132 HAMILTON AVENUE, GREENWICH in the GB Zone. Proposed use: funeral home existing use: funeral home (Castilone’s)

DECISION STATUS: APPROVED AS SUBMITTED
Voting to approve clock: Pugliese (chair), Deck, Conte, Smith, and Strazza.
Voting to not approve clock: Brown, Cohen, Contadino.
Clock is approved in the style and the location submitted.
Voting to approve new portico: Pugliese (chair), Deck, Cohen, Contadino, Conte, Smith, Strazza.
Portico is approved as submitted.

14. Delamar Roof Top Terrace

Application PLPZ2014 00698 for Exterior Alteration review to enlarge new rooftop recreation area on a property located at 500 STEAMBOAT ROAD, GREENWICH in the WB Zone. Proposed use: hotel/restaurant existing use: hotel/restaurant

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese (chair), Deck, Cohen, Contadino, Conte, Smith, Strazza.

Modifications:
- Decals on water side on the glass.
- Return with CDs.

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No sign approved by the Architectural Review Committee shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. Any changes from approved plans require Architectural Review Committee review and approval. Applicants are requested to contact the Building Division for building permit requirements.
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on a property located at 393 EAST PUTNAM AVENUE, COS COB, in the LB
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DECISION STATUS:
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Existing use: retail

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