

1. ARC_Agenda_2020_02_05

Documents:

[2-5-20 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

1.1. ARC_Agenda_2020_02_05

Documents:

[2-5-20 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, February 5, 2020

FINAL AGENDA

Town Hall Meeting Room, 1st floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 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. **Lighthouse Technology Partners, 103 Mason Street;** Application: **PLPZ201900404** for a Sign /Awning review for **façade signs** on a property located at 103 MASON STREET in the CGB Zone. *Reviewed at the 10-9-19 and 10-23-19 meetings. Members present for this project on 10-23-19 were Hein, Strazza, Boldt, Brake-Smith, Cohen, Contadino, Conte, Krueger, Meniconi.*

II. Committee Business:

1. Review of Minutes of 1-22-20 meeting.
2. Any other Business.

III. Exterior Alteration Applications:

1. **1114 JH LLC, 1114 East Putnam Avenue;** Application: **PLPZ202000009** for an Exterior Alteration review **to replace stealth antenna shroud on rooftop of JHouse Hotel** on a property located at 1114 East Putnam Avenue in the LB Zone.
2. The Common Condominiums, 1465 East Putnam Avenue; Application: **PLPZ202000010** for an Exterior Alteration review **to renovate existing refuse and recycling areas with concrete slab, fencing, vegetation and gates** on a

property located at 1465 East Putnam Avenue in the R-MF Zone.

3. **The Field Club of Greenwich, Inc., 276 Lake Avenue;** Application: **PLPZ201900495** for an Exterior Alteration review **to modify a 2014 approval for a new tennis building including shifting its location, adding new 1 ½ story component to building, replacing existing garage with a new garage, relocating maintenance drive and associated landscaping** on a property located at 276 LAKE AVENUE in the Zone RA-2. *Reviewed at the 12-11-19 and 1-8-20 meetings. Members present on 1-8-20 were Hein, Strazza, LoBalbo, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi.*

IV. Work Session

1. Enabling Legislation
 - i. Request for input by February 17th, 2020;
 - ii. Any other discussion on the subcommittee.
2. Meeting Procedures / Meeting Format / Application Standards
 - i. Any other discussion on meetings and applications.

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.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, February 5, 2020

ACTION AGENDA draft

Town Hall Meeting Room, 1st floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM – 9:38 PM

Members Present: Richard Hein, Chairperson; Peter Boldt (7:20pm); Heidi Brake-Smith; Rhonda Cohen; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi.

Members Absent: Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary; Paul Pugliese.

Staff Present: Marisa Anastasio, Senior Planner and Bianca Dygert, Planner II.

I. Sign/Awning Reviews:

1. **Lighthouse Technology Partners, 103 Mason Street;** Application: **PLPZ201900404** for a Sign /Awning review for **removal of window awnings, new black awning over entrance door and new façade sign** on a property located at 103 MASON STREET in the CGB Zone. *Reviewed at the 10-9-19 and 10-23-19-11-6-19 meetings.*

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

Motion: Hein Second: Cohen Vote: unanimous (Hein, Brake-Smith, Cohen, Contadino, Conte, Krueger, Meniconi)

Revisions required:

- a. **Revise height of letters to be maximum 12 ½” for “Lighthouse” and 5 ½” for “Technology Partners.”**
- b. **Provide photometric plan for signage lighting.**
- c. **Pins for mounting to be placed in mortar joints and not brick.**
- d. **Applicant noted that the green awnings will be removed, the awning over the entrance will be black sunbrella with white letters, awning projects 12 inches and the sign lettering will be backlit with 3000K LED.**

II. Exterior Alteration Applications:

1. **1114 JH LLC, 1114 East Putnam Avenue**; Application: **PLPZ202000009** for an Exterior Alteration review **to replace stealth antenna shroud on rooftop of JHouse Hotel** on a property located at 1114 East Putnam Avenue in the LB Zone.

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

Motion: Hein Second: Cohen Vote: unanimous (Hein, Cohen, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi)

Revisions required:

- a. **Extend the proposed shroud so that it covers the entire roof mounted tower including the base.**
2. The Common Condominiums, 1465 East Putnam Avenue; Application: **PLPZ202000010** for an Exterior Alteration review **to renovate existing refuse and recycling areas with concrete slab, fencing, vegetation and gates** on a property located at 1465 East Putnam Avenue in the R-MF Zone.

Decision Status: **Does not return**

Motion: Hein Second: Meniconi Vote: unanimous (Hein, Cohen, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi)

Notes:

- a. **ARC accepts the proposal as submitted with the note that the fencing shall be painted to match the condos.**

3. **The Field Club of Greenwich, Inc., 276 Lake Avenue; Application: PLPZ201900495 for an Exterior Alteration review **to modify a 2014 approval for a new tennis building including shifting its location, adding new 1 ½ story component to building, replacing existing garage with a new garage, relocating maintenance drive and associated landscaping** on a property located at 276 LAKE AVENUE in the Zone RA-2. *Reviewed at the 12-11-19 and 1-8-20 meetings.***

Decision Status: **Does not return for: landscaping, site plan, lighting, massing, parking, trees, bollards. Return with Construction Drawings for the items noted.**

Motion: Hein Second: Meniconi Vote: unanimous (Hein, Cohen, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi)

Return for review of Construction Drawings for the following items:

- a. **ARC appreciates hard work the applicant has put into the process.**
- b. **ARC respectfully requests return for construction drawing review for the points listed herein.**
- c. **ARC notes that, despite fact that PZ effectively approved warming hut, there are subtle details that can make improvement without dramatically altering the nature of the building.**
- d. **ARC agrees with the proposed glass façade and believes fenestration and articulation of glass façade should correspond between the 1st floor and 2nd floor.**
- e. **Cornerboards should also correspond in dimensions and width.**
- f. **Shingle band above the 7-0 sliding doors should be eliminated to allow increase in height of the sliding doors to the underside of the cross bearing structural beam.**
- g. **ARC does not impose a muntin change on that façade in exchange for the elements being cleaned up.**
- h. **Gable end facing east — ARC feels strongly that inherited proportion of fenestration and windows and details do not serve master plan design.**
- i. **Respectfully ask PZ to allow applicant to fine tune the details of the shingles of the friezeboard and the fenestration without changing or altering volume of light or window previously approved.**
- j. **Applicant agreed there was room for improvement in coordination of the muntin and windows, both in proportion and thickness, from garage doors and 1st, 2nd and clerestory elements, as the**

- fenestration is scaled up on the building.**
- k. Applicant expressed interest in creating friezeboard at break of roof and wall line on east and west elevation — will revisit detailing of that façade and ARC agrees that applicant should choose a horizontal line at their discretion.**
- l. Applicant may want to consider reversing the proportions of the large window by rotating it 180 degrees — ARC feels this won't effect light.**
- m. Applicant will revisit the link between service building and main tennis building to reduce the mass of the connector.**

III. Committee Business:

1. Review of Minutes of 1-22-20 meeting. Motion: Hein Second: Meniconi. Unanimous.
2. Any other Business.

IV. Work Session

1. Enabling Legislation
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