

1. ARC_Agenda_2019_02_06

Documents:

[2-6-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. Action Agenda

Documents:

[2-6-19 ARC REGULAR MEETING ACTION AGENDA_ACTION.PDF](#)

3. ARC_Agenda_2019_02_06

Documents:

[2-6-19 ARC REGULAR MEETING ACTION AGENDA - REVISED DRAFT.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, February 6, 2019

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.

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**, reduced sized plans can be provided for small scale projects.

I. Sign/Awning; Storefront; HVAC reviews:

1. **Temple Sholom, 300 East Putnam Ave.;** Application: PLPZ201900005 for an Exterior Alteration review **for installation of a metal cooling tower** on a property located at 300 EAST PUTNAM AVENUE in the R-7 Zone.
2. **210-212 Sound Beach Avenue;** Application: PLPZ201900032 for an Exterior Alteration for **installation of new windows** on a property located at 210 SOUND BEACH AVENUE OLD GREENWICH in the LBR-2 Zone.

II. Exterior Alteration Applications:

1. **Greenwich Academy, 200 North Maple Avenue;** Application: PLPZ201800564 for an Exterior Alteration review **for demolition and reconstruction of the existing Lower School; construction of a new "end cap" on the existing Middle School Building; demolition of buildings at 2 Patterson Avenue and 176 North Maple Avenue; renovations to the existing Young Hall; partial demolition and renovations to the existing carriage house (aka Cowan Center Building); driveway and parking renovations, landscaping, and a new lighting program** on a property located at 200 NORTH MAPLE AVENUE in the RA-1 zone.
2. **Sashagroup, LLC, 300 Valley Road;** Application: PLPZ 201800532 for an Exterior Alteration review **to demolish existing structures and construct new 2.5 story mixed-use building and new parking lot** on a property located at 300 VALLEY ROAD COS COB in the LBR-1 Zone.

3. **South Bay Seafood, 403 Greenwich Avenue**; Application: PLPZ201900030 for a Sign Awning and Exterior Alteration for **new facade signage, new front doors and outdoor freezer and condensers** on a property located at 403 GREENWICH AVENUE in the CGBR Zone.
4. **Mavis Tire Company, 343 West Putnam Avenue**; Application: PLPZ201900028 for an Exterior Alteration and Sign/Awning review for **new façade signage, new storefront windows and doors, new garage bays, parking lot alterations, and landscaping** on a property located at 343 WEST PUTNAM AVENUE in the GB Zone.
5. **204 West Lyon Farm**; Application: PLPZ201900029 for an Exterior Alteration review for renovations including **installation of skylights, alterations to existing deck, replacement of windows and doors, new steps and patio, new roof over kitchen door, and new landscaping** on a property located at 204 WEST LYON FARM DRIVE in the R-PR Zone. P+Z Site Plan may be required for these alterations.
6. **38 St. Roch Avenue**; Application: PLPZ201900022 for an Exterior Alteration review for **installation of two wood-look entrance gates** on a property located at 38 ST. ROCH AVENUE in the R-6 Zone.

III. Committee Business:

1. Acceptance of Minutes of 1-23-19 meeting.
2. Any other Business.

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ARCHITECTURAL REVIEW COMMITTEE

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ACTION AGENDA

Town Hall Meeting Room, 1st Floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM

Present: Louis Contadino; Graziano Meniconi; Paul Pugliese; Richard Hein, Chairperson; Katherine LoBalbo, Secretary; Mark Strazza, Co-Vice-Chairperson; Rhonda Cohen; Heidi Brake-Smith.

Absent: James Doyle, Co-Vice-Chairperson

Absent after Greenwich Academy: Katherine LoBalbo, Secretary

Staff Person: Jacalyn Pruitt, Planner II

I. Sign/Awning; Storefront; HVAC reviews:

1. **Temple Sholom, 300 East Putnam Ave.;** Application: PLPZ201900005 for an Exterior Alteration review **for installation of a metal cooling tower** on a property located at 300 EAST PUTNAM AVENUE in the R-7 Zone.

DECISION STATUS: Return to a Meeting

(Motion: LoBalbo Second: Smith)

Voting in favor: Contadino, Meniconi, Hein, LaBalbo, Strazza, Cohen, Smith

Voting against: Pugliese

Notes/recommendations/additional information to be submitted:

- Applicant should return with ¼ scale elevations and additional information including information in background
- Applicant should outline the height of the new construction and a partial plan and elevations, with dimensions in agreement with the sizes and offsets
- Provide proposed landscape planting plan with size, quantity, etc.
- Provide existing landscape plan that will call out existing and removal of trees
- Make “white gate” a cream color as it is the only “white” element on the design; clarify and confirm the access dimensions required by code, and if density of slats is compatible w spec of equipment
- Provide a paint color chip for all sections (especially the gate)
- Elevation to not only represent the wall, but the building in the distance as

well

- Remove the louver screen comment on the drawing as the applicant states there are no louvers in the design
- Add additional elevations so all sides of the proposed element are seen
- Get a statement from the manufacturer that they will match the existing stone that is on site

2. **210-212 Sound Beach Avenue**; Application: PLPZ201900032 for an Exterior Alteration for **installation of new windows** on a property located at 210 SOUND BEACH AVENUE OLD GREENWICH in the LBR-2 Zone.

DECISION STATUS: Submit recommended revisions. (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Cohen)

Voting in favor: Contadino, Meniconi, Pugliese, Hein, LaBalbo, Strazza, Cohen, Smith

Notes/recommendations/additional information to be submitted:

- Applicant should submit elevations to Planning & Zoning staff showing what they believe to be optimal, and what is not
- Submit elevations of existing conditions
- Proposed windows with dimensions
- Color to be cream or off-white, and applicant to submit a photo of the paint chip next to existing window for color comparison

II. Exterior Alteration Applications:

1. **Greenwich Academy, 200 North Maple Avenue**; Application: PLPZ201800564 for an Exterior Alteration review **for demolition and reconstruction of the existing Lower School; construction of a new "end cap" on the existing Middle School Building; demolition of buildings at 2 Patterson Avenue and 176 North Maple Avenue; renovations to the existing Young Hall; partial demolition and renovations to the existing carriage house (aka Cowan Center Building); driveway and parking renovations, landscaping, and a new lighting program** on a property located at 200 NORTH MAPLE AVENUE in the RA-1 zone.

DECISION STATUS: Return to a Meeting

(Motion: LoBalbo Second: Hein)

Voting in favor: Contadino, Meniconi, Pugliese, Hein, LaBalbo, Strazza, Cohen,

Smith

Notes/recommendations/additional information to be submitted:

- In general ARC is not unified on the massing; as they think it is necessary for the applicant to demonstrate , through sections, and composite Elevations of the entire site , and neighbors, that the proposal is compatible with the scale of the neighborhood and its own campus
- The applicant should follow the requirements of all applicants to the ARC per ARC submission checklist to provide site development cross sections in both directions and context elevations/photos which address all buildings on site and abutting properties
- Applicant needs to demonstrate that the unique style of the proposed buildings is compatible with the site, topography, and ‘character of the neighborhood’, particularly as the campus currently presents several unique “OBJECT BUILDINGS” of different eras. Special attention should be submitted with regard to the covered walkways at the Service Court, the relation to RWC, Fire Stair structure, Cowan, etc.
- Landscape design should be clarified within the context of the appx 20 year maturation cycle of street trees, and other plantings that are part of the design
- ARC had questions pertaining to the arrival sequence, view corridor of the arrival, and parking lot; and Cowan access drives for service vehicles; needs to be developed in section as well as plan so the Committee can understand better. ARC suggests a possible model, or 3d visualization of interior and exterior

- ARC is willing to work with applicant on the design direction of the materials, but wants to see a complete color palette demonstration, with possible alternates, stained wood, and all other material selection samples. Applicant should clarify the use of stone at the facades, particularly at the window heads, cantilevers, etc.
- The flow of the pedestrian and landscape experience needs further development and ARC would like to see more on this at the next meeting, including 3d perspectives of significant views, detailed landscape, hardscape and planting plans, detailed site furnishing, and lighting plans. Applicant should show how the proposed buildings and landscape contribute to a spatially harmonious campus. The proposed buildings should be designed as a complete statement that stands on its own... spatially and materially harmonious with the neighborhood and campus. Architectural design should not rely on landscaping as the component which ties the architecture together.
- The applicant should submit a proposed planting plan
- The site plan should show all abutting neighbors
- The landscape elements (i.e. benches, bollards, paving transitions, etc.) should be detailed
- ARC requested the applicant submit documentation of buildings that will be demolished. This information is noted to be within the P&Z file, as it applies to the Special Permit requirements
- ARC would like to see the transcript from the applicant's presentation to P&Z that took place on February 5, 2019.
- ARC accepts the invitation for a site-walk thru. In the past, ARC has been afforded preliminary building stake outs, for location, and helium balloon measured benchmarks to demonstrate proposed building heights.

2. **Sashagroup, LLC, 300 Valley Road**; Application: PLPZ 201800532 for an Exterior Alteration review **to demolish existing structures and construct new 2.5 story mixed-use building and new parking lot** on a property located at 300 VALLEY ROAD COS COB in the LBR-1 Zone.

DECISION STATUS: **Submit recommended revisions. (email: manastasio@greenwichct.org)**

(Motion: Hein Second: Strazza)

Voting in favor: Contadino, Meniconi, Pugliese, Hein, Strazza, Cohen, Smith

Notes/recommendations/additional information to be submitted:

- Add plant variety to proposed arborvitae hedge
- Applicant should add an architectural element, trim details w dimensions of sorts to the top of the barn, above the doors
- Signage of both buildings and site signage needs to be shown, even if applicant does not have official business name at this time. Permanent location of any sign boards, with dimensions is reqd.
- For the signage, type face and dimensions needs to be clearly depicted in a graphic mechanical drawing, w dimensions

3. **South Bay Seafood, 403 Greenwich Avenue**; Application: PLPZ201900030 for a Sign Awning and Exterior Alteration for **new facade signage, new front doors and outdoor freezer and condensers** on a property located at 403 GREENWICH AVENUE in the CGBR Zone.

DECISION STATUS: **Submit recommended revisions. (email: manastasio@greenwichct.org)**

Recused: Strazza

(Motion: Hein Second: Meniconi)

Voting in favor: Contadino, Meniconi, Pugliese, Hein, Cohen, Smith

Notes/recommendations/additional information to be submitted:

- Applicant to provide professional mechanical drawings with dimensions of all letters, etc. for proposed door/ Window decals
- Applicant to provide mechanicals, materials listed to scale, colors for all signage as well as name of proposed font
- Exist sign board should be restored w colors to match exist

4. **Mavis Tire Company, 343 West Putnam Avenue**; Application: PLPZ201900028 for an Exterior Alteration and Sign/Awning review for **new facade signage, new storefront windows and doors, new garage bays, parking**

lot alterations, and landscaping on a property located at 343 WEST PUTNAM AVENUE in the GB Zone.

DECISION STATUS: **Return to a Meeting**

(Motion: Hein Second: Meniconi)

Voting in favor: Contadino, Meniconi, Pugliese, Hein, Strazza, Cohen, Smith

Notes/recommendations/additional information to be submitted:

- ARC recommends the applicant's design of the parapet and type face keep more with the neighborhood characteristics. Parapet should be subtle, and not overwhelm the character of the exist building; bright green fascia color should change to white or neutral; add metal cap to entire exist/proposed parapet cap
 - ARC suggests that the applicant minimize the company name, ARC prefers just ' Mavis Tire'. Typeface should not be italic, should be an elegant style in keeping w neighbors
 - ARC is in favor of the effort to reduce some parking spaces and add more trees throughout the site, especially continuing street trees to contribute to the 'Boulevard ' concept for W Putnam
5. **204 West Lyon Farm**; Application: PLPZ201900029 for an Exterior Alteration review for renovations including **installation of skylights, alterations to existing deck, replacement of windows and doors, new steps and patio, new roof over kitchen door, and new landscaping** on a property located at 204 WEST LYON FARM DRIVE in the R-PR Zone. P+Z Site Plan may be required for these alterations.

DECISION STATUS: **Recommendation for approval as submitted.**

Recused: Hein

(Motion: Strazza Second: Cohen)

Voting in favor: Contadino, Meniconi, Pugliese, Cohen, Smith

6. **38 St. Roch Avenue**; Application: PLPZ201900022 for an Exterior Alteration review for **installation of two wood-look entrance gates** on a property located at 38 ST. ROCH AVENUE in the R-6 Zone.

DECISION STATUS: **Return to a Meeting**

(Motion: Hein Second: Meniconi)

Voting in favor: Contadino, Meniconi, Pugliese, Hein, Strazza, Cohen, Smith

Notes/recommendations/additional information to be submitted:

- The ARC wants to understand how the two (2) gates relates esthetically to the elevations of the buildings
- The ARC wants the gates to be more transparent than solid

III. Committee Business:

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(Motion: LoBalbo Second: Smith)

Voting in favor: Contadino, Meniconi, Hein, LoBalbo, Strazza, Cohen, Smith

Voting against: Pugliese

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(Motion: LoBalbo Second: Hein)

Voting in favor: Contadino, Meniconi, Pugliese, Hein, LoBalbo, Strazza, Cohen, Smith

Notes/recommendations/additional information to be submitted:

Regarding the architecture:

- Regarding the stone and batton board, members are generally in agreement on use of material, but request submittal of the stain samples and stone samples.
- Provide clarification of details of the corners and transoms – will they be with or without stone?
- Massing is appropriate as presented but detailing, specifically the mullions, above and below the windows, and the division in windows, needs to be further developed and issued to ARC for review.

Regarding Landscaping:

- Addition of trees in parking lot was appropriate, stone wall as discussed was appropriate.
- Recommendations were made regarding fencing at property line to adjacent neighbors [during discussion, ARC requested a copy of the agreement from neighbor], working of pathways, loading dock turning radius and access by trucks (applicant indicates it will be for smaller trucks).
- Flow of pedestrian experience needs to be further developed and presented and should be landscape heavy.
- ARC requests planting plan including species, sizes and amounts, [during discussion, ARC requested accounting for the 20-year maturation of street trees]
- Lighting cuts – if any updates/revisions are proposed for pathways, updated lighting cuts should be submitted.

- Site Sections, north, south, east, and west, of campus, showing abutting neighbors in both directions.
- ARC asks that applicant submit the research that was completed presumably for the P+Z process regarding the structures to be demolished (applicant referenced information obtained from historic society and neighbors)
- ARC requests the P+Z meeting transcripts from 2/5/19 (Staff can provide transcript once completed)

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