

1. ARC_Agenda_2022_02_16

Documents:

[2-16-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2022_02_16

Documents:

[2-16-22 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, February 16, 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. **Kassariss (owner), Wild Acre Rotisserie, 147 East Putnam Ave. Applications PLPZ202200025 and 27 for Exterior Alteration and Sign/Awning reviews for storefront updates including new window surrounds, removal of paint from brick, painting of EIFS, and new signage on a property located at 147 East Putnam Avenue in the LBR-2 zone.
View sign application [here](#).
View exterior alteration application [here](#).**
2. **Renamba Greenwich LLC (owner), Ambassador Greenwich, 0 Old Track Road Application 202200026 for Exterior Alteration review for construction of a new 3 ½ story managed residential community development with 134 units, walkways, patio/garden, underground parking, new lighting and landscaping on a property located at 0 Old Track Road in the GB-MRCO zone. *Preliminary Site Plan and Text Amendment applications, PLPZ202100329 and 330, have been reviewed by the P+Z Commission.*
View application [here](#).**
3. **100 East Putnam LLC, 100 East Putnam Avenue; Application PLPZ202000101 for Exterior Alteration review of Construction Documents for demolition of existing bank building and construction of new structure with retail/bank on first floor and**

22 residential units under 6-110 on second and third floors on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone. *The application was last reviewed at the 7-1-2020 meeting at which members Hein, Boldt, Brake-Smith, Cohen, Contadino, Conte, Krueger, Meniconi, and Pugliese were present)*

View construction documents [here](#).

4. **Arnold Foods Companies, Inc. (owner), Bimbo Bakeries, 10 Hamilton Avenue, Application PLPZ202200023** for Exterior Alteration review for **construction of a new 540 sq. ft. generator enclosure with access platforms** on a property located at 10 Hamilton Avenue in the GB zone.

View application [here](#).

II. Committee Business:

1. Annual Elections to be held, either 11-17 or 12-1 meeting.

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 as soon as possible in advance of the event.

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

**Wednesday, February 16, 2022 7:02 pm 10:11 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052 Password: 5768541**

Members Present: Richard Hein, Chairperson; Graziano Meniconi, Secretary; Peter Boldt; Rhonda Cohen (arrived at 7:12pm); Louis Contadino; and Paul Pugliese

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

I. Exterior Alteration reviews:

1. **Kassaris (owner), Wild Acre Rotisserie, 147 East Putnam Ave. Applications PLPZ202200025 and 27 for Exterior Alteration and Sign/Awning reviews for storefront updates including new window surrounds, removal of paint from brick, painting of EIFS, and new signage on a property located at 147 East Putnam Avenue in the LBR-2 zone.
*POSTPONED BY APPLICANT***
2. **Renamba Greenwich LLC (owner), Ambassador Greenwich, 0 Old Track Road Application 202200026 for Exterior Alteration review for construction of a new 3 ½ story managed residential community development with 134 units, walkways, patio/garden, underground parking, new lighting and landscaping on a property located at 0 Old Track Road in the GB-MRCO zone. *Preliminary Site Plan and Text Amendment applications, PLPZ202100329 and 330, have been reviewed by the P+Z Commission.***

Decision Status: **Return to a meeting**

Motion: Hein Second: Meniconi Vote: 6-0 (Hein, Meniconi, Boldt, Cohen, Contadino, Pugliese)

The applicant to submit updated plans to address the following:

- a. **ARC recognizes the high quality of the building and a need fulfilled for the Town of Greenwich**
- b. **Attention should be focused on execution of architectural details including:**
 - **the color of roof (ARC recommends change to grey);**
 - **articulation of porte cochere;**
 - **color of stone should represent indigenous stone;**
 - **Integrate all elements including: roof, porte cochere, color of stone, new trees, fountain, screening;**
 - **materials to be cohesive (currently feel disjointed);**
- c. **Would like to further a dialogue with the site;**

- d. **Attention to neighbors and view of rooftop units;**
 - e. **Tree preservation is important along with planting of new trees;**
 - f. **ARC noted Pickwick Arms as a reference;**
 - g. **Signage and awnings should be integrated into the next presentation;**
 - h. **Landscape and lighting elements to be defined and coordinated in terms of genre /style with other elements like the fountain.**
3. **100 East Putnam LLC, 100 East Putnam Avenue; Application PLPZ202000101** for Exterior Alteration review of Construction Documents for demolition of existing bank building and construction of new structure with retail/bank on first floor and 22 residential units under 6-110 on second and third floors on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone. *The application was last reviewed at the 7-1-2020 meeting at which members Hein, Boldt, Brake-Smith, Cohen, Contadino, Conte, Krueger, Meniconi, and Pugliese were present)*

Decision Status: **Return to a meeting**

Motion: Hein Second: Boldt Vote: 6-0 (Hein, Meniconi, Boldt, Cohen, Contadino, Pugliese)

The applicant to submit updated plans to address the following recommendations/comments:

- a. **ARC appreciates the progress and recommends continuing with CDs;**
 - b. **The applicant has achieved the general massing and articulation, other than details on finishes, colors, trim, cornice, roof;**
 - c. **Provide garage screen specs;**
 - d. **Rectify the modern vs colonial elements;**
 - e. **Color of asphalt shingle like People's Bank recommended;**
 - f. **Create more dynamic presentation that doesn't look like a series of buildings built together over time;**
 - g. **Stone coping seems to be out of character if looking to play up colonial aspect of the building;**
 - h. **Fascia, materials of central building: ARC recommends possibly going more contemporary and distinguishing itself;**
 - i. **Photometric and bollard specs have been submitted (bollards to be less than 30")**
 - j. **Landscaping –screening of parking lot along Taylor Lane is lacking – more trees/vegetation should be added.**
4. **Arnold Foods Companies, Inc. (owner), Bimbo Bakeries, 10 Hamilton Avenue, Application PLPZ202200023** for Exterior Alteration review for construction of a new 540 sq. ft. generator enclosure with access platforms on a property located at 10 Hamilton Avenue in the GB zone.

Decision Status: **Approved as Submitted**

Motion: Hein Second: Pugliese Vote: 6-0 (Hein, Meniconi, Boldt, Cohen, Contadino, Pugliese)

II. Committee Business:

1. Any business: Discussed the general topic of 8-30g applications.

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