

1. ARC\_Agenda\_2019\_02\_27

Documents:

[2-27-19 ARC SPECIAL MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2019\_02\_27

Documents:

[2-27-19 ARC SPECIAL MEETING, DRAFT ACTION AGENDA.PDF](#)

3. ARC\_Agenda\_2019\_02\_27

Documents:

[2-27-19 ARC SPECIAL MEETING, FINAL ACTION AGENDA.PDF](#)

## **ARCHITECTURAL REVIEW COMMITTEE**

**Wednesday, February 27, 2019**

### **FINAL AGENDA**

#### **Mazza Room, 1<sup>st</sup> Floor**

Town Hall, 101 Field Point Road, Greenwich

#### **Special Meeting 7:00 PM**

(replacement meeting for 2/20/19 meeting cancelled due to weather)

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

#### **I. Committee Business:**

- 1. Review of Minutes of 2-6-19 meeting.**

#### **II. Sign/Awning Reviews:**

- 1. Pressed Juicery;** Application: **PLPZ201900038** for a Sign / Awning review for **new façade signage** on a property located at **369B Greenwich Avenue** in the CGBR Zone.
- 2. Black Oak Velo, 188 Sound Beach Avenue;** Application: **PLPZ201800465** for a Sign /Awning review for **façade signage and rear signage** on a property located at 188 SOUND BEACH AVENUE, Old Greenwich in the LBR-2 zone.  
*Continued from the 11-7-18 and 11-19-18 meetings.*

#### **III. Exterior Alteration Applications:**

- 1. Greenwich Country Day School - High School Campus;** Application: **PLPZ201900004** for an Exterior Alteration review **to demolish the north wing of the existing classroom building and site improvements, including driveway, parking and landscape modifications** on a property located at **257 STANWICH ROAD** in the RA-2 Zone. *Continued from the 1-23-19 meeting.*

2. **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. *Continued from the 1-9-19 and 2-6-19 meetings.*

**IV. Committee Business (cont'd):**

1. Any other business.

## **ARCHITECTURAL REVIEW COMMITTEE**

**Wednesday, February 27, 2019**

**DRAFT ACTION AGENDA**

**Mazza Room, 1<sup>st</sup> Floor**

Town Hall, 101 Field Point Road, Greenwich

**Special Meeting 7:00 PM – 12AM**

**(replacement meeting for 2/20/19 meeting cancelled due to weather)**

**Present:** Richard Hein, Chairperson; Mark Strazza, Co-Vice-Chairperson; Katherine LoBalbo; Secretary (left meeting at 11:30pm); John Conte; Graziano Meniconi; Paul Pugliese; Rhonda Cohen; Louis Contadino;

**Absent:** James Doyle, Co-Vice-Chairperson; Heidi Brake-Smith.

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

### **I. Committee Business:**

#### **1. Review of Minutes of 2-6-19 meeting.**

DECISION STATUS: Acceptance of the minutes with revisions, with the note that four of the seven members who were present at the 2-6 meeting (Hein, Strazza, Cohen and Meniconi), did not agree that bullet points 1 and 3 were part of the motion.

(Motion: LoBalbo Second: Meniconi)

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

Voting against: Pugliese

Abstaining: Conte

Revisions:

- Move the *Site Sections* bullet point from the “Regarding Landscaping” Section to the “Regarding the Architecture” Section and modify language as follows: “Site Sections, north, south, east, and west, of [buildings on] campus, ~~showing abutting~~ [and adjoining] neighbors [,] in both directions” (strikethrough = delete, brackets = insert)

## II. Sign/Awning Reviews:

1. **Pressed Juicery**; Application: **PLPZ201900038** for a Sign / Awning review for **new façade signage** on a property located at **369B Greenwich Avenue** in the CGBR Zone.

DECISION STATUS: Approved as submitted.

(Motion: LoBalbo Second: Strazza)

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

2. **Black Oak Velo, 188 Sound Beach Avenue**; Application: **PLPZ201800465** for a Sign /Awning review for **façade signage and rear signage** on a property located at 188 SOUND BEACH AVENUE, Old Greenwich in the LBR-2 zone.  
*Continued from the 11-7-18 and 11-19-18 meetings.*

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

(Motion: LoBalbo Second: Conte)

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

Submit plans with the following revisions:

- Existing building awning to be split into two distinct awnings, left and right, aligned with the retail windows below. A space of about 2 feet between will be created by the split.
- New right side awning for Black Oak Velo shall have a field color of Pantone 511 C and lettering color of Pantone 3105 C.
- Letter spacing and phrasing “Black Oak Velo Custom Performance Bicycles” is approved.
- Awning shall have an end cap.
- No painting of the building or shutters. ARC is not in favor of color changes that take away from the uniformity of the existing building’s color scheme, therefore the proposal to paint part of the building and some shutters is not acceptable.

### III. Exterior Alteration Applications:

1. **Greenwich Country Day School - High School Campus**; Application: **PLPZ201900004** for an Exterior Alteration review **to demolish the north wing of the existing classroom building and site improvements, including driveway, parking and landscape modifications** on a property located at **257 STANWICH ROAD** in the RA-2 Zone. *Continued from the 1-23-19 meeting.*  
DECISION STATUS: Project recommended to P+Z with a condition to return to finalize specific details.

(Motion: LoBalbo Second: Conte)

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

Return to finalize the following details:

- Explore materials and design of the folly (aka stair tower at field) along with the associated landscaping. Discussion included various possibilities/suggestions: change the form of the top level aka the roof, take inspiration from the library cupola for the top level, use stone for the exterior finish, differentiate between the three levels by using different materials on each, add vines or some type of green wall element.
- Add screening plantings on Stanwich Road and Cat Rock Road.
- Integrate entrance stairway into the terracing more effectively and explore ways to incorporate elements other than just egress.
- Soften the 10'-12' high stone wall at the upper arcade with terracing and/or adding vines.
- Explore design of green curved canopy at theater entrance. ARC found the "curved to flat" arch design not compatible with other elements of the project. Explore the possibility of asymmetry here, or eliminating the flat "wings" of arch.
- Switch positions of the sidewalk and planting strip at the theater wing next to parking lot, and add red maples.
- Lighting is acceptable.
- Large Sample board was presented at meeting – applicant agreed to submit photo of board.

2. **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. *Continued from the 1-9-19 and 2-6-19 meetings.*

DECISION STATUS: Recommended to go forward with P+Z review with revisions as detailed, and to return for review of construction drawings.

(Motion: Pugliese Second: Meniconi)

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

Voting against: Strazza

Revise plans to reflect the following:

- Lower School Building moved to the west by 10', increasing the setback from North Maple Avenue. ARC recommends this revision to mitigate the potential negative visual impact on streetscape and the character of neighborhood, because the perched nature of building is exacerbated by proximity to street.
- ARC accepts the board and batten finish of the new Lower School building.
- Construct a curved grading wall, up to six feet high, parallel to the walkway along the eastern side of the new Lower School building, in order to lessen the slope and reduce the angle of fill required. Adjust the landscaping accordingly.
- Move the stone wall on new campus green extension approximately 2 feet (west) off of property line.
- Bollards shall be 30" or less and shall be shielded from the street.
- All lighting fixtures shall be limited to temperatures between 2700 and 2900 Kelvin.
- Lighting fixtures are acceptable as shown.
- ARC recommends that P+Z closely review the proposed lighting due to proximity to residential zone.

#### **IV. Committee Business (cont'd):**

1. No other business was conducted.

## **ARCHITECTURAL REVIEW COMMITTEE**

**Wednesday, February 27, 2019**

### **FINAL ACTION AGENDA**

**Mazza Room, 1<sup>st</sup> Floor**

Town Hall, 101 Field Point Road, Greenwich

**Special Meeting 7:00 PM – 12AM**

**(replacement meeting for 2/20/19 meeting cancelled due to weather)**

**Present:** Richard Hein, Chairperson; Mark Strazza, Co-Vice-Chairperson; Katherine LoBalbo; Secretary (left meeting at 11:30pm); John Conte; Graziano Meniconi; Paul Pugliese; Rhonda Cohen; Louis Contadino;

**Absent:** James Doyle, Co-Vice-Chairperson; Heidi Brake-Smith.

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

#### **I. Committee Business:**

##### **1. Review of Minutes of 2-6-19 meeting.**

DECISION STATUS: Acceptance of the minutes with revisions, with the note that four of the seven members who were present at the 2-6 meeting (Hein, Strazza, Cohen and Meniconi), did not agree that bullet points 1 and 3 were part of the motion.

(Motion: LoBalbo Second: Meniconi)

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

Voting against: Pugliese

Abstaining: Conte

Revisions:

- Move the *Site Sections* bullet point from the “Regarding Landscaping” Section to the “Regarding the Architecture” Section and modify language as follows: “Site Sections, north, south, east, and west, of [buildings on] campus, ~~showing abutting~~ [and adjoining] neighbors [,] in both directions” (strikethrough = delete, brackets = insert)



## II. Sign/Awning Reviews:

1. **Pressed Juicery**; Application: **PLPZ201900038** for a Sign / Awning review for **new façade signage** on a property located at **369B Greenwich Avenue** in the CGBR Zone.

DECISION STATUS: Approved as submitted.

(Motion: LoBalbo Second: Strazza)

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

2. **Black Oak Velo, 188 Sound Beach Avenue**; Application: **PLPZ201800465** for a Sign /Awning review for **façade signage and rear signage** on a property located at 188 SOUND BEACH AVENUE, Old Greenwich in the LBR-2 zone.  
*Continued from the 11-7-18 and 11-19-18 meetings.*

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

(Motion: LoBalbo Second: Conte)

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

Submit plans with the following revisions:

- Existing building awning to be split into two distinct awnings, left and right, aligned with the retail windows below. The space between the two awnings shall be the width of the existing doorway below.
- New right side awning for Black Oak Velo shall have a field color of Pantone 511 C and lettering color of Pantone 3105 C.
- Letter spacing and phrasing “Black Oak Velo Custom Performance Bicycles” is approved.
- Both awnings shall have end caps –Dunkin Donuts will have to add an end cap to the south end of its newly truncated awning, in the color brown to match the existing end cap.
- No painting of the building or shutters. ARC is not in favor of color changes that take away from the uniformity of the existing building’s color scheme, therefore the proposal to paint part of the building and some shutters is not acceptable.

### III. Exterior Alteration Applications:

1. **Greenwich Country Day School - High School Campus**; Application: **PLPZ201900004** for an Exterior Alteration review **to demolish the north wing of the existing classroom building and site improvements, including driveway, parking and landscape modifications** on a property located at **257 STANWICH ROAD** in the RA-2 Zone. *Continued from the 1-23-19 meeting.*  
DECISION STATUS: Project recommended to P+Z with a condition to return to finalize specific details.

(Motion: LoBalbo Second: Conte)

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

Return to finalize the following details:

- Explore materials and design of the folly (aka stair tower at field) along with the associated landscaping. Discussion included various possibilities/suggestions: change the form of the top level aka the roof, take inspiration from the library cupola for the top level, use stone for the exterior finish, differentiate between the three levels by using different materials on each, add vines or some type of green wall element.
- Add screening plantings on Stanwich Road and Cat Rock Road.
- Integrate entrance stairway into the terracing more effectively and explore ways to incorporate elements other than just egress.
- Soften the 10'-12' high stone wall at the upper arcade with additional stone veneering, and/or terracing and/or using vines and more retaining wall plantings.
- Explore design of green curved canopy at theater entrance. ARC found the "curved to flat" arch design not compatible with other elements of the project. Explore the possibility of asymmetry here, or eliminating the flat "wings" of arch.
- Switch positions of the sidewalk and planting strip at the theater wing next to parking lot, and add red maples.
- Lighting is acceptable.
- Large Sample board was presented at meeting – applicant agreed to submit photo of board.

2. **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. *Continued from the 1-9-19 and 2-6-19 meetings.*

DECISION STATUS: Recommended to go forward with P+Z review with revisions as detailed, and to return for review of construction drawings.

(Motion: Pugliese Second: Meniconi)

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

Voting against: Strazza

Revise plans to reflect the following:

- Lower School Building moved to the west by 10', increasing the setback from North Maple Avenue. ARC recommends this revision to mitigate the potential negative visual impact on streetscape and the character of neighborhood, because the perched nature of building is exacerbated by proximity to street.
- ARC accepts the board and batten finish of the new Lower School building.
- Construct a curved grading wall, up to six feet high, parallel to the walkway along the eastern side of the new Lower School building, in order to lessen the slope and reduce the angle of fill required. Adjust the landscaping accordingly.
- Move the stone wall on new campus green extension approximately 2 feet (west) off of property line.
- Bollards shall be 30" or less and shall be shielded from the street.
- All lighting fixtures shall be limited to temperatures between 2700 and 2900 Kelvin.
- Lighting fixtures are acceptable as shown.
- ARC recommends that P+Z closely review the proposed lighting due to proximity to residential zone.

#### **IV. Committee Business (cont'd):**

1. No other business was conducted.