1. Meeting Materials

Documents:

MARCH 1, 2017 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA - REVISED.PDF
MARCH 1, 2017 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA.PDF
MARCH 1, 2017 ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA.PDF
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, March 1, 2017
FINAL AGENDA - revised
Town Hall Meeting Room
7:00 PM
Greenwich Town Hall
First Floor
101 Field Point Road, Greenwich, CT

1. Audi Greenwich

Application PLPZ201700040 for Sign and Awning review for 6 new signs on a property located 181 WEST PUTNAM AVENUE, GREENWICH in the GB-HO Zone. Proposed use: automotive Existing Use: automotive

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ Meeting ☐ Electronic resubmission ☐ Construction Documents

☐ PUGLIESE ☐ HEIN ☐ CONTE ☐
☐ DOYLE ☐ STRAZZA ☐ SMITH ☐
☐ COHEN ☐ CONTADINO ☐ LOBALBO ☐

2. One Sound Shore Drive

Application PLPZ2016 000476 for Exterior Alteration review to install a modification to the building facade new on a property located at 1 SOUND SHORE DRIVE, GREENWICH in the GBO Zone. Proposed use: office Existing Use: office Note: In the CAM zone. May require additional approvals for proposed work.

DECISION STATUS:
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3. 1 Lafayette Place

Application PLPZ2017 00033 for Exterior Alteration review to modify the water feature on site by installing LED lighting on a property located at 1 LAFAYETTE PLACE GREENWICH in the CGB Zone. Proposed use: office

Existing use: office

DECISION STATUS:
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☐ COHEN  ☐ CONTADINO  ☐ LoBALBO  ☐

4. Putnam Hill Wall

Application PLPZ201600571 for Exterior Alteration review for replacement of an existing retaining wall on a property located at 280 EAST PUTNAM AVENUE, GREENWICH, CT in the R-6 Zone. Proposed Use: multi-family residential Existing Use: multi-family residential

DECISION STATUS:
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5. Greenwich Acura

Application PLPZ201600629 for Exterior Alteration review for modifications to the existing buildings on a property located at 290 MASON STREET GREENWICH in the CGB Zone. Proposed use: automotive Existing Use: automotive.

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6. Greenwich Acura

Application PLPZ201600630 for Exterior Alteration review for modifications to the existing buildings on a property located at 275 MASON STREET GREENWICH in the CGB Zone. Proposed use: automotive Existing Use: automotive.

DECISION STATUS:  
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7. Catterton - 599 West Putnam

Application PLPZ2015 00382 for Exterior Alteration review for review of the approved wall construction on a property located at 599 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone. Proposed use: office Existing use: office

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8. Tahiti Realtor Partners

Application PLPZ2017 00057 for Exterior Alteration review of construction new fencing on a property located at 621 WEST PUTNAM AVENUE, GREENWICH in the GB Zone. Proposed use: car wash/gas station Existing use: car wash/ gas station

DECISION STATUS:  
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☐ PUGLIESE ☐ HEIN ☐ CONTE
COMMITTEE BUSINESS

1. REVIEW OF FEBRUARY ACTION AGENDA

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED

☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
FINAL AGENDA
Monday, February 27, 2017
CONE ROOM
10:00 AM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

SIGN SUBCOMMITTEE MEETING CANCELLED

NOTICE TO APPLICANTS

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RETURNING TO A FUTURE MEETING:
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To complete the permitting process, the applicant must apply to the Zoning Enforcement Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. Applicants are requested to contact the Building Division for building permit requirements. Please note that any changes to approved plans will require additional Architectural Review Committee review and must return to a meeting.
ARCHITECTURAL REVIEW COMMITTEE

Wednesday, March 1, 2017

FINAL AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

1. Audi Greenwich

Application PLPZ201700040 for Sign and Awning review **for 6 new signs** on a property located 181 WEST PUTNAM AVENUE, GREENWICH in the GB-HO Zone. Proposed use: automotive Existing Use: automotive

DECISION STATUS:

☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

2. One Sound Shore Drive

Application PLPZ2016 000476 for Exterior Alteration review **to install a modification to the building facade new** on a property located at 1 SOUND SHORE DRIVE, GREENWICH in the GBO Zone. Proposed use: office Existing Use: office Note: In the CAM zone. May require additional approvals for proposed work.

DECISION STATUS:

☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ Meeting
☐ Electronic resubmission
☐ Construction Documents
3. 1 Lafayette Place

Application PLPZ2017 00033 for Exterior Alteration review to modify the water feature on site by installing LED lighting on a property located at 1 LAFAYETTE PLACE GREENWICH in the CGB Zone. Proposed use: office

Existing use: office

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE  ☐ HEIN  ☐ CONTE  ☐
☐ DOYLE  ☐ STRAZZA  ☐ SMITH  ☐
☐ COHEN  ☐ CONTADINO  ☐ LoBALBO  ☐

4. Putnam Hill Wall

Application PLPZ201600571 for Exterior Alteration review for replacement of an existing retaining wall on a property located at 280 EAST PUTNAM AVENUE, GREENWICH, CT in the R-6 Zone. Proposed Use: multi-family residential Existing Use: multi-family residential

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ Meeting
☐ Electronic resubmission
☐ Construction Documents

☐ PUGLIESE  ☐ HEIN  ☐ CONTE  ☐
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5. Greenwich Acura

Application PLPZ201600629 for Exterior Alteration review for modifications to the existing buildings on a property located at 290 MASON STREET GREENWICH in the CGB Zone. Proposed use: automotive Existing Use: automotive.

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ Meeting
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☐ Construction Documents

☐ PUGLIESE  ☐ HEIN  ☐ CONTE  ☐
☐ DOYLE  ☐ STRAZZA  ☐ SMITH  ☐
☐ COHEN  ☐ CONTADINO  ☐ LoBALBO  ☐
6. Greenwich Acura

Application PLPZ201600630 for Exterior Alteration review for modifications to the existing buildings on a property located at 275 MASON STREET GREENWICH in the CGB Zone. Proposed use: automotive Existing Use: automotive.

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
  ◯ Meeting
  ◯ Electronic resubmission
  ◯ Construction Documents

☐ PUGLIESE  ☐ HEIN  ☐ CONTE  ☐
☐ DOYLE  ☐ STRAZZA  ☐ SMITH  ☐
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COMMITTEE BUSINESS

1. REVIEW OF FEBRUARY ACTION AGENDA

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE FINAL AGENDA
Monday, February 27, 2017
CONE-ROOM
10:00 AM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

SIGN SUBCOMMITTEE MEETING CANCELLED
NOTICE TO APPLICANTS

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1. Audi Greenwich

Application PLPZ201700040 for Sign and Awning review for 6 new signs on a property located 181 WEST PUTNAM AVENUE, GREENWICH in the GB-HO Zone. Proposed use: automotive Existing Use: automotive

**DECISION STATUS:** APPROVED AS NOTED, ELECTRONIC RESUBMISSION

Voting to approve: Pugliese (chairman), Hein (vice-chairman), Doyle, Cohen, Conte, Contadino, Smith, and Strazza.

**Modifications:**
- Redesign Free-standing sign; it does not meet the regulations.
- Must meet with Planner first prior to resubmission of free standing sign.
- Spell out “West” of West Putnam Avenue.
- Logos (“rings”) cannot illuminate.

2. One Sound Shore Drive

Application PLPZ2016 000476 for Exterior Alteration review to install a modification to the building facade new on a property located at 1 SOUND SHORE DRIVE, GREENWICH in the GBO Zone. Proposed use: office
Existing Use: office Note: In the CAM zone. May require additional approvals for proposed work.

DECISION STATUS: RETURN to a MEETING

Modifications:
- Cannot illuminate the façade of the building.
- Lighting should be functional, to light the path only. It should be subtle as possible and not conspicuous. Consider using landscape based lights. Need to return with lighting.
- Sunscreens: should be eliminated.
- Façade siding: approved

3. 1 Lafayette Place

Application PLPZ2017 00033 for Exterior Alteration review to modify the water feature on site by installing LED lighting on a property located at 1 LAFAYETTE PLACE GREENWICH in the CGB Zone. Proposed use: office

Existing use: office

DECISION STATUS: APPROVED AS SUBMITTED
Voting to approve: Pugliese (chairman), Hein (vice-chairman), Doyle, Cohen, Conte, Contadino, Smith, and Strazza.

4. Putnam Hill Wall

Application PLPZ201600571 for Exterior Alteration review for replacement of an existing retaining wall on a property located at 280 EAST PUTNAM AVENUE, GREENWICH, CT in the R-6 Zone. Proposed Use: multi-family residential

Existing Use: multi-family residential

DECISION STATUS: DID NOT SHOW
5. Greenwich Acura

Application PLPZ201600629 for Exterior Alteration review for modifications to the existing buildings on a property located at 290 MASON STREET (West side – Building A) GREENWICH in the CGB Zone. Proposed use: automotive

Existing Use: automotive.

DECISION STATUS: RETURN to a MEETING
Recused: Pugliese

Modifications:
- The Committee liked the simplicity, the upgrades, the “campus concept” and the relationship between the buildings.
- Applicant will return with a sign application.
- “A” building is on the west side of Mason street.
- Return with drawings in model form, showing volume. Perspective drawings.
- Return with a Composite elevation.
- Create more opportunities for more landscaping to tie “campus” together.

6. Greenwich Acura

Application PLPZ201600630 for Exterior Alteration review for modifications to the existing buildings on a property located at 275 MASON STREET GREENWICH in the CGB Zone. Proposed use: automotive Existing Use: automotive.

DECISION STATUS: RETURN to a MEETING
Recused: Pugliese

Modifications:
- The Committee liked the simplicity, the upgrades, the “campus concept” and the relationship between the buildings.
- Applicant will return with a sign application.
- “B” and “C” buildings are on the west side of Mason street.
- Need specifications of light fixtures.
- Change blue material to grey (CN1); on the west and the north facades on the parking area.
- Add some more planting where there is a large area of asphalt; consider street trees. It should bring the “campus” concept across the street.
• Return with drawings in model form, showing volume. Perspective drawings.
• Return with a Composite elevation.
• Create more opportunities for more landscaping to tie “campus” together.
• “B” and “C” elevations need to be true to scale showing the incline.

7. Catterton – 599 West Putnam Avenue

Application PLPZ201600382 for Exterior Alteration review for review of the new wall as constructed on a property located at 599 WEST PUTNAM, GREENWICH in the GBO Zone. Proposed use: office Existing Use: automotive.

DECISION STATUS: DENIED
Voting to deny: Pugliese (chairman), Hein (vice-chairman), Doyle, Cohen, Conte, Contadino, Smith, and Strazza.

 Modifications:
• Committee unilaterally agreed that that wall as constructed in mock up and as presented is unacceptable.
• The wall needs to match the existing wall. This is what the Committee had asked for at the September 2, 2015 meeting.
• The Wall is too tailored; should not use cut stone.
• The color sample is not approved.
• Return with additional sample walls that more currently match the existing wall, dimensions, cuts, and joints.
• Mock up in the field will be needed.

7. Tahiti Realtor Partners

Application PLPZ201700057 for Exterior Alteration review to construct new fencing on a property located at 621 WEST PUTNAM, GREENWICH in the GB Zone. Proposed use: car wash/ gas station/convenience store Existing Use: car wash/ gas station/convenience store

DECISION STATUS: APPROVED AS NOTED, ELECTRONIC RESUBMISSION

 Modifications:
• Remove concrete and make it a green planted strip.
• Put guard rail where the white PVC fence was before.
• Landscape plan will be electronically reviewed.
COMMITTEE BUSINESS

1. REVIEW OF MARCH 2017 ACTION AGENDA

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese (chairman), Hein (vice-chairman), Doyle, Cohen, Conte, Contadino, Smith, and Strazza.

- Modify item #6, PLPZ2017 000019, to clarify the Committees position by removing the language: “ARC recommends the louvers retain the grey color shown in the rendering for contrast vs. Dutch Blue in sample presented”. This shall be changed to “The louvers must retain the grey color shown in the rendering for contrast. The Dutch Blue in the sample provided is denied.”

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
FINAL AGENDA
Monday, February 27, 2017
CONC ROOM
10:00 AM
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