

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:

AS SUBMITTED

AS NOTED

RETURN

DENIED

Meeting

Electronic resubmission

Construction Documents

PUGLIESE

HEIN

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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:

- AS SUBMITTED AS NOTED RETURN DENIED
- Meeting
- Electronic resubmission
- Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

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

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

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
- Electronic resubmission
- Construction Documents

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
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<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

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
 - Meeting
 - Electronic resubmission
 - Construction Documents
- DENIED

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| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

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

DECISION STATUS:

DECISION STATUS:

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 - Construction Documents
- DENIED

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| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

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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<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

COMMITTEE BUSINESS

1. REVIEW OF FEBRUARY ACTION AGENDA

DECISION STATUS:

<input type="checkbox"/> AS SUBMITTED	<input type="checkbox"/> AS NOTED	<input type="checkbox"/> RETURN	<input type="checkbox"/> DENIED
		<input type="checkbox"/> Meeting	
		<input type="checkbox"/> Electronic resubmission	
		<input type="checkbox"/> Construction Documents	

<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
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<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

~~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

BEFORE THE MEETING:

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http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

AT THE MEETING:

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they **will not be allowed to attend the regular ARC meeting** as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alternation applications, applicants are required to **bring eight (8) sets of all plans to the meeting**. Exterior Alternation plans must be full size and scalable; reductions will not be reviewed. **If these**

plans are not brought to the meeting, you will not be heard, and must wait until a subsequent ARC meeting to be heard. The applicant should also bring all color samples and materials to the meeting.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.

AFTER THE MEETING:

If an application requires revisions, **the Committee may state that they will review subsequent revisions via email** in order to expedite the process for the applicant. The applicant will be told at the meeting if this option is available to them. These revisions can be emailed to: ctyminski@greenwichct.org. The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant. It is the applicant's responsibility to follow up with the electronic review. **This needs to be accomplished within one month after the meeting**. All revisions that are delayed past this time will need to return to a meeting.

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RETURNING TO A FUTURE MEETING:

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SIGN-OFFS:

Once revisions are approved either electronically or at a meeting, three new final design plan sets must be brought in for sign off that incorporate the required changes to the design. **Planning and Zoning Staff will stamp any revised and approved drawings on Fridays from 9:00 - 11:00 AM.**

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

PUGLIESE

HEIN

CONTE

DOYLE

STRAZZA

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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:

AS SUBMITTED

AS NOTED

RETURN

DENIED

Meeting

Electronic resubmission

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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:

- 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 DOYLE STRAZZA SMITH COHEN CONTADINO LOBALBO

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 Electronic resubmission 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
 - Meeting
 - Electronic resubmission
 - Construction Documents
- DENIED

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| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
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| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

COMMITTEE BUSINESS

1. REVIEW OF FEBRUARY ACTION AGENDA

DECISION STATUS:

- AS SUBMITTED
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- RETURN
 - Meeting
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|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
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~~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

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RETURNING TO A FUTURE MEETING:

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SIGN-OFFS:

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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 7:00 -9:45PM

Wednesday, March 1, 2017

Action Agenda & Revised Minutes

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Paul Pugliese (chairman), Richard Hein (vice-chairman), James Doyle, Rhonda Cohen, John Conte, Louis Contadino and Heidi Smith, Mark Strazza.

STAFF MEMBER PRESENT: Cindy Tyminski

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

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

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~~

~~CONE ROOM~~

~~10:00 AM~~

~~Greenwich Town Hall~~

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