

1. ARC\_Agenda\_2022\_03\_02

Documents:

[3-2-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2022\_03\_02

Documents:

[3-2-22 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE  
FINAL AGENDA Regular Meeting**

**Wednesday, March 2, 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. Vinci Gardens Senior Housing, 71 Vinci Drive; Application PLPZ202200045** for Exterior Alteration review **for construction of a new 4-story 52-unit residential structure, reconfiguration of parking areas and drives, new landscaping and lighting** on a property located at 71 Vinci Dr. in the R-PHD-E zone.  
**View application [here](#).**
- 2. UB Greenwich II, 178 - 182 Sound Beach Ave. Application PLPZ202100580** for Exterior Alteration Review **for replacement of storefronts** on a property located at 178 - 182 Sound Beach Ave. in the LBR-2 zone. *Last reviewed at the 1-19-22 meeting at which Hein, Conte, Meniconi, Brake-Smith; Contadino; Krueger; and Pugliese were present.*  
**View initial application [here](#).**  
**View revised plans [here](#).**
- 3. 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.

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*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](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.*

**View sign application [here](#).**  
**View exterior alteration application [here](#).**

4. **Plaza 200 LLC, 1141 King Street Application PLPZ202100570** for Exterior Alteration review **for landscaping and lighting only for residential development** on a property located at 1141 King St. in the RA-4 zone. *Last reviewed at the 1-19-22 meeting at which Hein, Conte, Meniconi, Brake-Smith; Contadino; Krueger; and Pugliese were present.*  
**View landscaping plan [here](#).**

## **II. Committee Business:**

1. Any business.

## **ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA Regular Meeting**

**Wednesday, March 2, 2022 7:02 pm – 10:17 pm**

**Zoom Virtual Meeting**

**Webinar ID: 846 0372 5052 Password: 5768541**

**Members Present:** Richard Hein, Chairperson; Graziano Meniconi, Secretary; Peter Boldt; Heidi Brake-Smith; Rhonda Cohen; Leander Krueger, Katherine LoBalbo; and Paul Pugliese

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

### **I. Exterior Alteration reviews:**

1. **Vinci Gardens Senior Housing, 71 Vinci Drive; Application PLPZ202200045** for Exterior Alteration review **for construction of a new 4-story 52-unit residential structure, reconfiguration of parking areas and drives, new landscaping and lighting** on a property located at 71 Vinci Dr. in the R-PHD-E zone.  
**View application [here](#).**

Decision Status: **Return to a meeting**

Motion: Hein Second: Pugliese Vote: 8-0 (Hein, Meniconi, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, Pugliese)

#### **The applicant to submit updated plans to address the following:**

- a. Materials, massing and proportions need to be re-evaluated to address the following:
  - A dialogue is needed between the existing buildings, specifically the historically significant Byram school building, and the proposed building – (see National Register of Historic Places for historical information for building and site).
  - The proposal must be sensitive not only to the other buildings, but also to the park setting which is noted in the historic documentation.
  - ARC recognizes budget constraints but asks applicant to find elements that can be updated to address concerns – i.e., what materials and stylistic elements can be used to compliment the historic building?, the new building does not have to be parallel to existing building, new building can possibly be L configuration, add horizontal banding to break up the length of façade, revisit pediment dormers in relation to the hip roof of historic building.
  - The proposal should integrate parking and landscaping into the design –

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ARC noted the prominent location of the dumpsters in view upon entry to the site and requested applicant revisit this decision – can interior trash chutes be utilized? Is courtyard in the best place for flow of site?

- Think about the visual impact on the street.
  - ARC not in favor of the vinyl siding with quoining.
  - Review other opportunities for outdoor space such as a roof deck / area above garden room.
- b. Provide site sections in all direction, N, S, E, W through building and courtyard, and also all other buildings on site, to demonstrate context and height differential. 3d sketch would be helpful to understand drop off of hill on the east elevation. Color rendering and photos of existing buildings would also be helpful.
- c. Landscaping plans showing which trees are to be removed and replacement plan, and lighting plans, need to be reviewed by the ARC.
2. **UB Greenwich II, 178 - 182 Sound Beach Ave. Application PLPZ202100580** for Exterior Alteration Review **for replacement of storefronts** on a property located at 178 - 182 Sound Beach Ave. in the LBR-2 zone. *Last reviewed at the 1-19-22 meeting at which Hein, Conte, Meniconi, Brake-Smith; Contadino; Krueger; and Pugliese were present.*  
**View initial application [here](#).**  
**View revised plans [here](#).**

Decision Status: **Exterior alterations approved by ARC**

Motion: Hein Second: Pugliese Vote: 8-0 (Hein, Meniconi, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, Pugliese)

**Exterior alterations are approved with the following comments:**

- a. ARC notes approval of the replacement of storefronts in kind, replacement of stone base with brick and renovation of fascia as shown on the plans.
  - b. Existing first floor signage can remain in place. Any change to signage requires return to a meeting.
  - c. ARC requests Zoning Enforcement review of the existing 2<sup>nd</sup> floor signage as typically such signage would not have been approved by ARC.
3. **Kassarlis (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.  
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**View exterior alteration application [here](#).**

Decision Status: **Return to a meeting**

Motion: Hein Second: Meniconi Vote: 8-0 (Hein, Meniconi, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, Pugliese)

**The applicant to submit updated plans to address the following:**

- a. ARC applauds this renovation as it is in a prime location of the neighborhood and Streetscape.
  - b. The EIFS should be brought up so it stops at the top of the windows, or EIFS can be treated with paint or trespas to create that look.
  - c. ARC is generally in favor of the wooden sun shades, but suggest reangling them and choosing species of wood that will survive in climate.
  - d. Sconces to be adjusted to avoid both uplighting and bright lighting of façade.
  - e. Special consideration should be paid to landscaping in terms of greenscape along street, wetlands areas and area around dumpster.
  - f. Provide planting wall specifications.
  - g. Provide color specs and swatches for materials.
  - h. Provide plans for all signage that specify font, kerning and letter heights - lettering and logos cannot be greater than 18” in height on façades.
4. **Plaza 200 LLC, 1141 King Street Application PLPZ202100570** for Exterior Alteration review **for landscaping and lighting only for residential development** on a property located at 1141 King St. in the RA-4 zone. *Last reviewed at the 1-19-22 meeting at which Hein, Conte, Meniconi, Brake-Smith; Contadino; Krueger; and Pugliese were present.*  
**View landscaping plan [here](#).**

Decision Status: **Landscaping and lighting plan accepted by ARC**

Motion: Hein Second: Brake-Smith Vote: 8-0 (Hein, Meniconi, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, Pugliese)

**II. Committee Business:**

1. Any business. None.