

1. ARC_Agenda_2020_03_04

Documents:

[3-4-20 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. Draft Action Agenda

Documents:

[3-4-20 ARC REGULAR MEETING, ACTION AGENDA - DRAFT.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA

**Wednesday, March 4, 2020,
7:00pm Sign/Awning reviews
7:30pm Regular Meeting**

**Town Hall Meeting Room, 1st Floor
Town Hall, 101 Field Point Road, Greenwich**

NOTE to applicants: Applicants or their representatives **must be present at the meeting** for which their item is scheduled.

A laptop and screen will be available for applicants who wish to show a digital presentation of their documents –the presentation must be in **Power Point** format.

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. Sign/Awning Reviews:

1. **Jenni Kayne Greenwich, 271 Greenwich Ave.;** Application **PLPZ202000033** for Sign/Awning review **of two backlit signs** on a property located at 271 Greenwich Avenue in the CGBR zone.
2. **Greenwich Avenue Properties, 2 Greenwich Avenue aka 6 West Putnam Avenue,** Applications **PLPZ202000019** for Sign/Awning review for **façade signage for various building tenants** on a property located at 2 Greenwich Avenue in the CGBR zone. *Note: Sign application PLPZ201800577 was reviewed in the past for this property.*

II. Committee Business:

1. Review of Minutes of 2-19-20 meeting.
2. Any other Business.

III. Exterior Alteration Applications:

1. **Greenwich Library, 101 West Putnam Ave.;** Application **PLPZ202000035 and PLPZ201900418** for Sign/Awning and Exterior Alteration review for **three new signs, site lighting and landscaping** on a property located at 101 West Putnam Avenue in the CGB zone. *Courtyard and new lower level entry last reviewed at the*

10-23-19 meeting at which members Hein, Strazza, Boldt, Brake-Smith Cohen, Contadino, Conte, Krueger, Meniconi, Pugliesi, were present.

2. **Greenwich Academy - Main Campus - Master Plan II - Visual Arts Center, 200 North Maple Avenue**; Application: **PLPZ201900460** for an Exterior Alteration review for a **proposed addition to school's existing Performing Arts Center and to construct a new, attached Visual Arts Center** on a property located at 200 NORTH MAPLE AVENUE in the RA-1 Zone. *Last reviewed at the 1-8-20 meeting at which members Hein, Strazza, LoBalbo, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi, Pugliese were present.*
3. **Round Hill Club, 33 Round Hill Club Road**; Application **PLPZ202000031** for Exterior Alteration review of **installation of lighting at 2 tennis courts including installation of 7 twenty foot black powder coated steel poles** on a property located at 33 Round Hill Club Road in the RA-2 zone.
4. **Western Middle School, 1 Western Junior Highway**; Application **PLPZ202000040** **for new generator with fence enclosure** at a property located at 1 Western Junior Highway in the R-6 zone.
5. **Asiana Restaurant, 68 East Putnam Avenue**; Application **PLPZ202000032** for Exterior Alteration review **to remove one window and make glass door to serve outdoor dining on proposed bluestone pavers and to build a stone wall to make patio level for dining** on a property at 68 East Putnam Avenue in the CGBR zone.
6. **Owl's Nest North LLC, 233 Milbank Avenue, Unit 2**; Application: **PLPZ202000034** for an Exterior Alteration review of **installation of tower grey/dusty rose thin veneer facing on the side walls and step risers on the entrance to the front door and for repair and replacement of the bluestone platform and steps** on a property located at 233 Milbank Avenue in the R-6 zone.
7. **Heather Ewing, 113 West Lyon Farm Drive**; Application **PLPZ202000036** for Exterior Alteration review **for replacement of sliding door with window to match other windows** on a property at West Lyon Farm Drive in the R-P zone.

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 alan.barry@greenwichct.org as soon as possible in advance of the event.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, March 4, 2020,
ACTION AGENDA draft

Town Hall Meeting Room, 1st Floor
Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM – 9:10 PM

Members Present: Richard Hein, Chairperson (left at 8:17pm); Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary; Heidi Brake-Smith; Louis Contadino; Leander Krueger (arrived at 7:16pm); Graziano Meniconi.

Members Absent: Peter Boldt, Rhonda Cohen; Paul Pugliese, John Conte

Staff Present: Jacalyn Pruitt, Planner II and Bianca Dygert, Planner II.

I. Sign/Awning Reviews:

1. **Jenni Kayne Greenwich, 271 Greenwich Ave.; Application PLPZ202000033** for Sign/Awning review **of two backlit signs** on a property located at 271 Greenwich Avenue in the CGBR zone.

Decision Status: **Submit revisions electronically.** (email: jpruitt@greenwichct.org)

Motion: Hein Second: LoBalbo Vote: unanimous (Hein, Strazza, LoBalbo, Brake-Smith, Contadino, Meniconi)

Revisions required:

- a. Blade signs are not permitted and must be removed from application
- b. Applicant has indicated with a dotted line for an optional white-coated board
- c. The applicant may choose to mount letters on white-coated board
- d. Drawings must specify thickness, material and finish of board presented on elevation drawings with dimensions, attachment of board to building and attachment of letters to board
- e. Sample of the letters
- f. Backlit letters no more than 3000K LED
- g. Mounting to be in mortar joints not in brick

2. **Greenwich Avenue Properties, 2 Greenwich Avenue aka 6 West Putnam Avenue**, Applications **PLPZ202000019** for Sign/Awning review for **façade signage for various building tenants** on a property located at 2 Greenwich Avenue in the CGBR zone. *Note: Sign application PLPZ201800577 was reviewed in the past for this property.*

Decision Status: **Return to Meeting**

Motion: Hein Second: Meniconi Vote: unanimous (Hein, Strazza, LoBalbo, Brake-Smith, Contadino, Meniconi, Krueger)

Revisions required:

- a. Need to confirm historic nature that may govern this approval
- b. The ARC recommends that if directories are replaced within the wooden boxes and the wooden boxes are proposed to be restored or repainted, the ARC would be in favor and the applicant can return with suggestions
- c. If the applicant chooses to remove the boxes, notwithstanding any historical restrictions, the ARC recommends the following:
 - i. Taglines to be removed on Dudley Stevens and defy and hustle
 - ii. Font and graphics of integrative psychotherapy be revisited with a logo or something indicating a separate business from the other three
 - iii. Consider stacking in a directory style graphic due to the fact that all are occupants of second or third floor. The ARC does not see them as signs but rather as directories
 - iv. The ARC suggests four distinct signs stacked rather than one sign to provide a more long-term, versatile option

II. Exterior Alteration Applications:

1. **Greenwich Library, 101 West Putnam Ave.; Application PLPZ202000035 and PLPZ201900418** for Sign/Awning and Exterior Alteration review for **three new signs, site lighting and landscaping** on a property located at 101 West Putnam Avenue in the CGB zone. *Courtyard and new lower level entry was reviewed at the 10-23-19*

Decision Status: **Submit revisions electronically.** (email: jpruitt@greenwichct.org)

Motion: Hein Second: Meniconi Vote: unanimous (Hein, Strazza, LoBalbo, Brake-Smith, Contadino, Meniconi, Krueger,)

Revisions required:

- b. The ARC is in favor of the application as proposed with the following revisions to be submitted electronically:
 - i. The 10 foot pole fixtures be dropped to approximately 8 feet
 - ii. Landscape fixtures be taller and oriented in downward projection, shielded to illuminate foliage but more oriented as downlight than uplight
 - iii. Overhang at the nano wall in lieu of 6 pin lights buck lighting— suggest a linear fixture
 - iv. Provide detail of the bench that uses the top and bottom edge of bench, such as bull-nose or beveled edging
 - v. The ARC is in favor of revised signage
2. **Greenwich Academy - Main Campus - Master Plan II - Visual Arts Center, 200 North Maple Avenue**; Application: **PLPZ201900460** for an Exterior Alteration review for a **proposed addition to school's existing Performing Arts Center and to construct a new, attached Visual Arts Center** on a property located at 200 NORTH MAPLE AVENUE in the RA-1 Zone. *Reviewed at the 1-8-20 meeting*

Decision Status: **Does not return for site plan, architecture, lighting. Submit revisions electronically for the items noted (email bdygert@greenwichct.org and/or jpruitt@greenwichct.org)**

Motion: Strazza Second: LoBalbo Vote: unanimous (Hein, Strazza, LoBalbo, Brake-Smith, Contadino, Krueger, Meniconi)

Revisions required:

- a. Provide additional detail or 3-D drawing of the vestibule going in and out
 - b. The ARC commends the applicant for working with the Committee for the proposal, especially the ADA accommodation, ramps, piers, the anchored architecture to the Ruth West Cambell building, and creating an architectural linkage equally reliant on landscape to create a sense of campus
 - c. Trees should be selected and placed in focal points and include trees of larger caliper than 3-3 ½ (such as American Beech) in those areas and to soften the strength of the architecture
 - d. The applicant may submit a memo statement indicating details of tree selection including plant list and sizing
3. **Round Hill Club, 33 Round Hill Club Road**; Application **PLPZ202000031** for Exterior Alteration review of **installation of lighting at 2 tennis courts including installation of 7 twenty foot black powder coated steel poles** on a property located

at 33 Round Hill Club Road in the RA-2 zone.

Decision Status: **Does not return**

Motion: LoBalbo Second: Strazza Vote: unanimous (Strazza, LoBalbo, Brake-Smith, Contadino, Krueger, Meniconi)

Notes:

- a. Lights shall be on a timer for manual shut-off after 20 minutes and will be turned off after 10pm

4. **Western Middle School, 1 Western Junior Highway**; Application **PLPZ202000040 for new generator with fence enclosure** at a property located at 1 Western Junior Highway in the R-6 zone.

Decision Status: **Return to Meeting**

Motion: Strazza Second: Brake-Smith Vote: unanimous (Strazza, LoBalbo, Brake-Smith, Contadino, Krueger, Meniconi)

Revisions Required:

- a. The ARC recommends the applicant return with alternate locations for the proposed generator
- b. The ARC understands the loading dock may be the simplest area, but would like to see other options
- c. The applicant may email a list and descriptive details of alternate locations to staff for review prior to returning to a meeting (bdygert@greenwichct.org and/or jpruitt@greenwichct.org)

5. **Asiana Restaurant, 68 East Putnam Avenue**; Application **PLPZ202000032** for Exterior Alteration review **to remove one window and make glass door to serve outdoor dining on proposed bluestone pavers and to build a stone wall to make patio level for dining** on a property at 68 East Putnam Avenue in the CGBR zone.

Decision Status: **Return to Meeting**

Motion: Strazza Second: LoBalbo Vote: unanimous (Strazza, LoBalbo, Brake-Smith, Contadino, Krueger, Meniconi)

Revisions Required:

- a. Need samples of railings and brick colors, pavers, and landscaping
- b. ARC recommends to reskin awning and provide a swatch sample

- c. ARC recommends incorporating landscaping and applicant should talk to the owner to see if they can do more planting, possibly talk to the town about planting trees
 - d. ARC recommends the applicant to look at the intersection of the column and rethink that corner, look at ADA requirements and the swing of the door
 - e. The railing should be spaced evenly to make the look consistent along the side of the building and to give a continuation of treatment to the section of stair on the side
 - f. ARC noted that previously there was not a proper match for the brick
6. **Owl's Nest North LLC, 233 Milbank Avenue, Unit 2;** Application: **PLPZ202000034** for an Exterior Alteration review of **installation of tower grey/dusty rose thin veneer facing on the side walls and step risers on the entrance to the front door and for repair and replacement of the bluestone platform and steps** on a property located at 233 Milbank Avenue in the R-6 zone.

Decision Status: **Does not return**

Motion: Hein Second: LoBalbo Vote: unanimous (Hein, Strazza, LoBalbo, Brake-Smith, Contadino, Krueger, Meniconi)

Notes:

- a. ARC recommends approval as submitted

7. **Heather Ewing, 113 West Lyon Farm Drive;** Application **PLPZ202000036** for Exterior Alteration review **for replacement of sliding door with window to match other windows** on a property at West Lyon Farm Drive in the R-P zone.

Application has been previously approved by staff

III. Committee Business:

1. Review of Minutes of 2-19-20 meeting. Motion: Strazza Second: Contadino. Unanimous
2. Any other Business.

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