

1. ARC_Agenda_2019_03_06

Documents:

[3-6-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2019_03_06

Documents:

[3-6-19 ARC REGULAR MEETING, DRAFT ACTION AGENDA.PDF](#)

3. ARC_Agenda_2019_03_06

Documents:

[3-6-19 ARC REGULAR MEETING, FINAL ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, March 6, 2019

FINAL AGENDA

Town Hall Meeting Room, 1st Floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM

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 **provide eight (8) sets of all plans at 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. Greenwich Veterinary Associates, 264 West Putnam Ave.;** Application: **PLPZ201900041** for a Sign /Awning review for **one new sign** on a property located at 264 WEST PUTNAM AVENUE in the GB Zone.
- 2. Pilates Studio 219 East Putnam Ave.;** Application: **PLPZ201900057** for a Sign/Awning review of **two façade signs** on a property located at 219 East Putnam Avenue, Cos Cob (Mill Pond Plaza) in the LBR-2 Zone.

II. Exterior Alteration Applications:

- 3. Aquarion Water Company of CT - Havemeyer Lane Replacement Pumping Station;** Application: **PLPZ201900048** for an Exterior Alteration review for **construction of a pumping station including fencing, building lighting, installation of transformer, A/C condensers, and two hydrants, removal of trees and associated site work** on a property located at 1800 EAST PUTNAM AVENUE OLD GREENWICH in the GB Zone.
- 4. Greenwich Library;** Application: **PLPZ201900054** for an Exterior Alteration review **for construction of a new lower level entrance and connection to auditorium, installation of windows in space above auditorium, and revisions to courtyard landscaping and stairs** on a property located at 101 WEST PUTNAM AVENUE in the P Zone.

5. **The Hill House, Inc., 10 Riverside Ave.;** Application: **PLPZ201900049** for an Exterior Alteration review for **replacement of: bollards, and cooling tower in existing mechanical enclosure, and replacement of flat roof, cedar shingles, trim, and windows, to match 2015 addition, and associated site work** on a property located at 10 RIVERSIDE AVENUE RIVERSIDE in the R-12 Zone.

6. **Joe Studio, 185 Sound Beach Avenue;** Application: **PLPZ201900051** for an Exterior Alteration review for **addition of a roof top flue vent** on a property located at 185 Sound Beach Avenue, Old Greenwich in the LBR-2 Zone.

III. Committee Business:

1. Review of Minutes of 2-27-19 meeting.
2. Any other Business.

***NOTE:**

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ARCHITECTURAL REVIEW COMMITTEE

Wednesday, March 6, 2019

DRAFT ACTION AGENDA

Town Hall Meeting Room, 1st Floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM

Present: Richard Hein, Chairperson; Mark Strazza, Co-Vice-Chairperson; John Conte; Rhonda Cohen; Louis Contadino; Graziano Meniconi; Heidi Brake-Smith.

Absent: James Doyle, Co-Vice-Chairperson; Katherine LoBalbo; Secretary; Paul Pugliese

Staff Persons: Marisa Anastasio, Senior Planner and Jacalyn Pruitt, Planner II.

I. Sign/Awning Reviews:

- 1. Greenwich Veterinary Center, 264 West Putnam Ave.;** Application: **PLPZ201900041** for a Sign /Awning review for **one new sign** on a property located at 264 WEST PUTNAM AVENUE in the GB Zone.

DECISION STATUS: Return to a Meeting

(Motion: Brake-Smith Second: Strazza)

Voting in favor: Hein, Strazza, Cohen, Contadino, Conte, Meniconi, Brake-Smith

Submit the following to complete the application:

- Change the font type and color of the “Greenwich Veterinary Center” lettering to the modern font and burgundy color shown in the logo on the Greenwich Veterinary Center website. Remove the rule under “Greenwich”. Provide the name and size of the font, and the Pantone color of the burgundy.
- Provide color chips for each color shown in the signage.
- Review the internal illumination with the Zoning Enforcement Office, as the Regulations permit internal illumination only if confined to the letters of a sign. Confirm if the existing internal illumination is permitted when the sign is changed in design and /or size.
- Provide black and white mechanical drawings of both sides of the signage. Include all dimensions of the signage, letters and logo. Confirm that signage is proposed on both east and west approaches.
- Provide the existing and proposed dimensions of the sign box.
- Eliminate the separate address number. The number/address can be integrated into the one sign.

2. **Pilates Studio 219 East Putnam Ave.**; Application: **PLPZ201900057** for a Sign/Awning review of **two façade signs** on a property located at 219 East Putnam Avenue, Cos Cob (Mill Pond Plaza) in the LBR-2 Zone.

DECISION STATUS: Submit revisions electronically (email:

manastasio@greenwichct.org)

(Motion: Brake-Smith Second: Cohen)

Voting in favor: Hein, Strazza, Cohen, Contadino, Conte, Meniconi, Brake-Smith

Submit revised plans to reflect the following:

- The 40” round logo sign to be reduced to 18” in diameter (logos can be no taller than 18”) and shown on the building floating between the top of the railing and the top of door.
- The rectangular sign to be reduced in width to match width of door below, and a black hairline rule added around sign as a border.
- Provide scaled mechanical drawings of both signs showing font type, font size, letter size and logo dimensions.
- Update the renderings showing signage on the building at scale, and to show proposed lettering instead of the generic “Sign” labels.
- Brackets for attachment must be attached into mortar joints, not into the brick or stone.

II. **Exterior Alteration Applications:**

3. **Aquarion Water Company of CT - Havemeyer Lane Replacement Pumping Station**; Application: **PLPZ201900048** for an Exterior Alteration review for **construction of a pumping station including fencing, building lighting, installation of transformer, A/C condensers, and two hydrants, removal of trees and associated site work** on a property located at 1800 EAST PUTNAM AVENUE OLD GREENWICH in the GB Zone.

DECISION STATUS: Return to Meeting

(Motion: Strazza Second: Conte)

Voting in favor: Hein, Strazza, Cohen, Contadino, Conte, Meniconi, Brake-Smith

Submit revised plans to reflect the following:

- Fence along top of wall to be eliminated if possible. Provide an alternative if required per code.
- Provide a more stylish fencing in lieu of the proposed chain link fencing around the property, especially along the street side. The perimeter fencing in the wooded area should mesh into green.
- Provide evergreens along the street and add Oak trees or maple trees to landscaping areas.
- Show the slope to be planted with juniper.
- Alter angle of proposed pathway towards the west and to be parallel to road in order to create more area for landscaping in the front.
- The proposed field stone color is acceptable, but should be installed in a horizontal pattern.
- Add a curve to the angular front wall.
- Study the possibility of a cultec unit and/or use of grass crete, in the area of the gravel drive/parking area– in an attempt to reduce the graveled area and make it more aesthetically pleasing.
- Provide detail specs of the gate.
- Provide site sections of the project area and of adjoining properties, in all directions. Most important to show the profile of the hotel in context to the project.
- Provide a photo looking down from the Hyatt property. The ARC expressed concern for the impact on the view from the hotel due to the proposed removal of trees
- No site lighting was proposed. One emergency light is proposed on the building.

4. **Greenwich Library**; Application: **PLPZ201900054** for an Exterior Alteration review **for construction of a new lower level entrance and connection to auditorium, installation of windows in space above auditorium, and revisions to courtyard landscaping and stairs** on a property located at 101 WEST PUTNAM AVENUE in the P Zone.

DECISION STATUS: Submit revisions electronically. Return to a meeting for lighting and signage.

(Motion: Strazza Second: Brake-Smith)

Voting in favor: Hein, Strazza, Cohen, Contadino, Conte, Meniconi, Brake-Smith

Submit revised plans to reflect the following:

- Provide additional plantings (trees) on Deerfield.
- The exterior view of the horizontal band of the mezzanine should remain black (no change).
- Study the new columns -- the column at the stair case seems to block the flow/ impede someone walking up or down the stair, and the two columns at the vestibule are spaced closer together than the other columns and this inconsistency should be addressed.
- Study the relationship of the glass on the north elevation of the new vestibule, shown on A200. Study the fenestration with the door – possibility of lining up width of windows with width of “storefront”.
- Study the height and placement of the new windows across the mezzanine facing courtyard with the height and placement of existing windows.
- Clarify the signage along the theater shown on the renderings. Clarify existing and proposed signage / wording / lettering / installation method or is it TBD.
- Clarify the elevation drawing of the proposed signage above the vestibule: where are the letters attached onto the fascia?
- Provide detailed lighting plans for the courtyard for review at a future meeting.
- Provide specs on the proposed bollards.
- The members wanted to point out the positives they found in the plans. Mrs. Brake-Smith finds that the added exterior stair and places to sit at the courtyard are positive improvements. Chairman Hein finds that adding the interior staircase corrects an existing imbalance. The ARC notes that the details of the new vestibule and how it fits into the existing design need to be addressed.

5. **The Hill House, Inc., 10 Riverside Ave.;** Application: **PLPZ201900049** for an Exterior Alteration review for **replacement of: bollards, and cooling tower in existing mechanical enclosure, and replacement of flat roof, cedar shingles, trim, and windows, to match 2015 addition, and associated site work** on a property located at 10 RIVERSIDE AVENUE RIVERSIDE in the R-12 Zone.

Applicant was not present at meeting.

6. **Joe Studio, 185 Sound Beach Avenue;** Application: **PLPZ201900051** for an Exterior Alteration review for **addition of a roof top flue vent** on a property located at 185 Sound Beach Avenue, Old Greenwich in the LBR-2 Zone.

Applicant was not present at meeting.

III. Committee Business:

1. Review of Minutes of 2-27-19 meeting.
DECISION STATUS: Approved with revisions.

(Motion: Conte Second: Brake-Smith)

Voting in favor: Hein, Strazza, Cohen, Contadino, Conte, Meniconi, Brake-Smith

Revise minutes to reflect the following:

- **On Item 2, “Black Oak Velo”,**
 - **Bulletpoint 4 should be revised to indicated the new awning shall have “endcaps” (plural), and since the existing awning is being split into two, add language to require a new endcap on the south side of the new truncated Dunkin Donuts awning, in brown, to match existing endcap on the north side. (Strazza)**
 - **Remove the “approx. 2 feet” descriptor of the space between the two new awnings and replace with “match width of doorway”. (Cohen)**
- **GCDS: Add language in regards to softening the wall: “step the stone veneering up and pull retaining wall plantings” Strazza**
- **Discussion on GCDS folly —the motion requests exploration of various possibilities (form, etc..) for this structure. Chairman Hein points out that the apoloc teak may not be appropriate to elevate the look of the structure.**

2. Any other Business.

Conte discussed holding special meetings for larger projects, with examples being the recent Greenwich Academy project at 200 North Maple Ave and the Greenwich Country Day School campus renovations. Perhaps if special meetings are held, the regular meetings can be scheduled only once a month. He compared the wetlands system where applications are submitted 5 weeks ahead of time, noticed at the next meeting, and then scheduled for a meeting or public hearing.

Hein – expressed the dilemma that projects are submitted not in sketch format but rather with finished details and ARC has been tasked with broad review criteria. He wants to reinforce to staff that sketches are the optimal format to begin ARC review.

Cohen expressed the dichotomy of wanting to review the sketch phase of a project, but also wanting detailed enough plans to make it worthwhile.

Strazza wants 3D models, and fly by's required for the larger projects.
Conte not sure if we can make these a blanket requirement.

Meeting adjourned at 9:56 pm

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ACTION AGENDA FINAL

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Absent: James Doyle, Co-Vice-Chairperson; Katherine LoBalbo; Secretary; Paul Pugliese

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I. Sign/Awning Reviews:

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DECISION STATUS: [Return to a Meeting](#)

(Motion: Brake-Smith Second: Strazza)

Voting in favor: Hein, Strazza, Cohen, Contadino, Conte, Meniconi, Brake-Smith

Submit the following to complete the application:

- Change the font type and color of the “Greenwich Veterinary Center” lettering to the modern font and burgundy color shown in the logo on the Greenwich Veterinary Center website. Remove the rule under “Greenwich”. Provide the name and size of the font, and the Pantone color of the burgundy.
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