

1. Meeting Materials

Documents:

MARCH 14, 2018 ARCHITECTURAL REVIEW COMMITTEE ACTION
AGENDA.PDF

MARCH 14, 2018 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA.PDF

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, March 14, 2018

Action AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

ARC Members Present: Richard Hein, Chairman; James Doyle, Vice-Chair;
Mark Strazza, Vice-Chair; Katherine LoBalbo, Secretary; Louis Contadino;
John Conte; Paul Pugliese

Staff Present: Marisa Anastasio, Senior Planner

1. Greenwich Country Club, 19 Doubling Road

Application **PLPZ 2018 00040** for an Exterior Alteration review **for modifications and reconstruction of three outbuildings, irrigation system, nineteen greens, and cart path and installation of five seasonal fans and landscaping improvements** on a property located at 19 DOUBLING ROAD GREENWICH, CT in the RA-1 zone. Existing use: Country Club, not changing

DECISION STATUS: Does not return to ARC, recommendations to be forwarded to Planning and Zoning

(Motion: Hein Second: LoBalbo)

Voting in favor: Hein, Strazza, Doyle, LoBalbo, Contadino, Conte, Pugliese

Recommendations:

- ARC encourages retaining the architectural style of the pump house and lake house during reconstruction. Applicant should therefore revise the roof of the Pump House to match the existing hip roof of the existing Pump House and make adjacent Lake House compatible.
(cont'd on next page)

- Plantings at buildings should be planted in a naturalistic manner, perhaps add trees to balance out the height.
- ARC recommends fans are treated as mechanical equipment that requires screening - For each proposed fan the applicant must provide enlarged plan showing plant screening and or fencing, zoning setback requirements, the measured distance to nearest neighbors' homes and photograph of proposed location with marker and an engineered decibel maps based on specified fan.
- ARC recommends time considerations be put in place by P&Z and noted applicant stated all fans would run concurrently.
- Note that applicant indicated no generators fans will be electrically hard wired. Two existing mobile fans are run via existing mobile generators.
- Note that applicant indicated they reviewed locations of fans and plan on complying with noise ordinance standards of the Town. ARC recommended the applicant take actions to mitigate noise to go beyond the noise ordinance due to proximity to property lines and applicants surrounding residential zone.

2. **Greenwich Lamborghini, 300 West Putnam Avenue**

Application **PLPZ 2018 00053** for an Exterior Alteration review **to construct a new automotive sales and service building** on a property located at 300 WEST PUTNAM AVENUE GREENWICH, CT 06830 in the GB zone. Proposed use: Car Dealership Existing use: Car Dealership

DECISION STATUS: **Return to ARC meeting, recommendations issued to applicant**

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, LoBalbo, Contadino, Conte, Pugliese

Recommendations:

- Provide wall sections and details beyond schematic level to clarify adjacency of materials and design intent.
- Define more clearly with architectural elements the entry way and procession to the front door, noted there is a ceremonial front on West Putnam and convenience entrance facing parking lot.
- Pull the façade away from the streetscape to create space between the two. ARC recommends pushing the glazing façade toward the interior of the building, while keeping the structure in place, creating a shadow box effect.
- Submit better study of black stripe and parapet. Provide details including the material and color.
- Review the use, location, and the look of the fence.
- Strongly recommend applicant reduce the number of light poles and illumination and provide security in another format than lighting due to adjacency to residential zone.
- Provide information on building's interior lighting and night lighting due to abutting residential zone and glass exterior. (Cont'd on next page)

- Keep plant material off building, but add green strip wrapping around building from West Putnam Avenue. Refer to opposite side of Putnam Avenue for context.
- Plant tree at front entrance adjacent to McDonald's (Sycamore suggested) and provide more green area adjacent to McDonald's side yard.
- Plant two ginkgo trees in lieu of the proposed pear trees.
- Consider not removing trees at property line between the two lots proposed to be combined.
- Provide all mechanical, HVAC cut sheets.
- Provide proposed signage to be reviewed. If no signage proposed at this time, then do not show it on elevations or other documents.

3. Greenwich Country Day School, 257 Stanwich Road

Application **PLPZ 2018 00055** for an Exterior Alteration review **for various modifications to the new "Commons Addition" construction, landscaping improvements, and installation of roof top solar panels** on a property located at 257 STANWICH ROAD GREENWICH, CT 06830 in the RA-2 zone. Existing school use not changing

DECISION STATUS: Does not return to ARC, recommendations to be forwarded to Planning and Zoning

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, LoBalbo, Contadino, Conte, Pugliese

Recommendations:

- Rendering should match the plan, especially the curvature of front entry and pathway. As drawn in plan is acceptable.
- Recommends the applicant expand plant materials and although the ARC is comfortable with as proposed they encourage the applicant to consider providing a more atypical variety.
- East elevation of east wing appears less detailed than other elevations and ARC recommends this elevation received further study and may not be more accurately rendered as presented.
- ARC was concerned with the inconsistency of the style of the North building, however, Applicant noted that North building may be resubmitted for review in the near future
- ARC supports the idea of an outdoor classroom as long as the visual of the front entry is maintained, and an appropriate audio cone can be achieved. cont'd on next page)

- Circular window position must be elevated slightly as presented it is too close to the window below.
- Applicant noted cupola would not include illumination.
- Applicant noted that there are two points of entry for drop off, front loop entry and another at the handicap entrance, based on grade level, so that handicap entrance is integrated into the common entrance and is not relegated to a rear door.

NOTE:

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 Alteration applications, applicants are required to **bring eight (8) sets of all previously submitted plans to the meeting**. These should be brought as pre-assembled packets for the Committee members. Exterior Alteration 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. The applicant should also bring all color samples and materials to the meeting.

On future agendas:

Chocoylatte Gourmet; Application PLPZ2018 00010 for Exterior Alteration to modify canopy, paint building, change doors and windows, and create 45 sq. ft. of new floor area by installing a wall.

(signage application not submitted, must be reviewed at a later date) on a property located at 121 EAST PUTNAM AVENUE, GREENWICH CT in the CGBR zone. *NOTE: No new plans as of 2/28/2017.*

366 West Putnam Managers, LLC; Application PLPZ2018 00014 for an Exterior Alteration to construct new building for automotive sales and service. on a property located at 366 WEST PUTNAM AVENUE GREENWICH, CT 06830 in the GB zone. *NOTE: No new plans as of 2/28/2017.*

Putnam 600 Acquisition LLC 581-585 West Putnam Avenue; Application: PLPZ2018 00016 for an Exterior Alteration to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished) on property located at 585 WEST PUTNAM AVENUE GREENWICH, CT 06831 and 581 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the GBO Zone.

NOTE: No new plans as of 2/28/2017.

Architectural Review Committee
March 14th, 2018
Regular Meeting,
Action Agenda

500 West Putnam Avenue; Application PLPZ2017 00561 for an Exterior Alteration Exterior to **construct a 75,283 sq. ft. residential structure with 50 units** on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone. *NOTE: No new plans as of 2/28/2017.*

Central Middle School; Application PLPZ2017 00430 for Exterior Alteration review **to add seven (7) new light posts adding to the two (2) existing light poles** on a property located at 9 INDIAN ROCK LANE, COS COB, in the R-12 Zone. Proposed use: institutional Existing Use: institutional (education)
NOTE: No revised plans submitted as of 2/28/2017. Applicant needs to address all the existing lights on site, including the spotlights added to the gymnasium.

YMCA; Application PLPZ2017 00440 for Exterior Alteration review **to modify the south parking lot and install new lights and landscaping** on a property located at 50 EAST PUTNAM AVENUE, GREENWICH in the Zone CGBR-HO Zone. Proposed use: institutional Existing Use: institutional
NOTE: No revised plans submitted as of 2/28/2017, a compliant lumen plan needs to be submitted for review.

ARCHITECTURAL REVIEW COMMITTEE

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FINAL AGENDA

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Architectural Review Committee
March 14th, 2018
Regular Meeting, Final Agenda

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