

1. ARC_Agenda_2022_03_16

Documents:

[3-16-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2022_03_16

Documents:

[3-16-22 ARC MEETING ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, March 16, 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. North St. Greenwich LLC, 779-783 North Street, Application PLPZ202100567**, for Exterior Alteration review **to renovate Unit 1, associated site work and landscaping**, on properties located at 779, 781 and 783 North St. in the RA-4 zone. *Last reviewed at the 1-5-22 meeting at which members Hein, Conte, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo and Pugliese were present.*
View previous plans [here](#).
View updated plans [here](#).
- 2. New Greenwich Park, LLC, 51 Weaver St., Application 202200064** for Exterior Alteration review for **a new rooftop pergola on the third floor, with space heaters and led lights installed on façade**, on a property located at 51 Weaver St., in the GBO zone.
View application [here](#).
- 3. Mikes Organic, 600 East Putnam Ave. Application 202200207** for Exterior Alteration review **for construction of additions to existing building, accessory structures, a new standing seam roof, new exterior wood cladding, trash enclosure, lighting and landscaping** on a property located at 600 East Putnam Ave. in the LB zone.
View application [here](#).

II. Committee Business:

1. Any business.

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

Wednesday, March 16, 2022 7:00 pm – 9:41 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052 Password: 5768541

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt; Heidi Brake-Smith; Louis Contadino; and Paul Pugliese

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

I. Exterior Alteration reviews:

1. **North St. Greenwich LLC, 779-783 North Street, Application PLPZ202100567**, for Exterior Alteration review **to renovate Unit 1, associated site work and landscaping**, on properties located at 779, 781 and 783 North St. in the RA-4 zone. *Last reviewed at the 1-5-22 meeting at which members Hein, Conte, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo and Pugliese were present.*

View previous plans [here](#).

View updated plans [here](#).

Decision Status: **Electronic return (email revisions to: Marisa.Anastasio@greenwichct.org)**
Motion: Hein Second: Brake-Smith Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Pugliese)

The applicant to submit updated plans to address the following:

- a. simplify trim where possible;
- b. elevate 3rd floor window by 6” to give more proportion to top element;
- c. drop head of awning to provide separation between window and head of awning;
- d. provide photometric details for, and a physical sample of, the proposed sconces. Uplighting is not permitted per the Regulations and ARC does not approve of the façade being brightly illuminated. The applicant shall therefore provide a working sample of the lighting fixture and such sample will be reviewed by 2 members of ARC at the P+Z office in Town Hall;
- e. interior lighting to be turned off at a stipulated time to reduce unnecessary lighting in the residential neighborhood but not impede safety.

2. **New Greenwich Park, LLC, 51 Weaver St., Application 202200064** for Exterior Alteration review for **a new rooftop pergola on the third floor, with space heaters and led lights installed on façade**, on a property located at 51 Weaver St., in the GBO zone.
View application [here](#).

Decision Status: **Return to a meeting (email revised plans and documentation to: Marisa.Anastasio@greenwichct.org to be scheduled for a future ARC meeting)**

Motion: Hein Second: Boldt Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Pugliese)

The applicant to submit updated plans to address the following:

- a. The ARC notes that the pergola installation would set a precedent for the campus and finds that the applicant must respect the history of the campus;
- b. update the pergola color - ARC does not accept the proposed white. The color must be recessive, dark or wood or background color to match window frames or doors;
- c. submit a more detailed plan section and elevation showing the location of the pergola;
- d. provide details / specs for proposed heaters – including dimensions, mounting details (with a focus on minimizing damage/alteration to brick), color;
- e. provide details/specs of LED lighting around windows including photometric details, lumen, Kelvin ratings, dimmer details;

3. **Mikes Organic, 600 East Putnam Ave. Application 202200207** for Exterior Alteration review **for construction of additions to existing building, accessory structures, a new standing seam roof, new exterior wood cladding, trash enclosure, lighting and landscaping** on a property located at 600 East Putnam Ave. in the LB zone.
View application [here](#).

Decision Status: **Electronic return (email revisions to: Marisa.Anastasio@greenwichct.org)**

Motion: Hein Second: Pugliese Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Pugliese)

The applicant to submit updated plans to address the following:

- a. Provide updates to address east façade design/ fenestration; and lighting pole/fixtures (see details below); to be reviewed by Chairperson Hein and member Contadino.
- b. ARC finds that the design of the southern façade is well executed and finds that the eastern façade must be revisited and updated to meet this standard of design;
- c. ARC does not endorse the recycled telephone pole and lighting design and would like to see other designed, recycled steel, or something more compatible with the

- landscape;
- d. The applicant agreed to revisit the split rail fence with a reduction to 36” in height;
- e. Light bollards not to exceed 30” in height;
- f. Signs and awnings require a Sign/Awning application submittal. Signs and awnings should be integrated into architectural design.

II. Committee Business:

1. Any business.