1. ARC_Agenda_2019_04_03
   Documents:
   4-3-19 ARC REGULAR MEETING, FINAL AGENDA.PDF

2. ARC_Agenda_2019_04_03
   Documents:
   4-3-19 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF

3. ARC_Agenda_2019_04_03
   Documents:
   4-3-19 ARC REGULAR MEETING, FINAL ACTION AGENDA.PDF
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 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. Miku Sushi, 68 Greenwich Ave.; Application: PLPZ201900077 for a Sign/Awning review for a new façade sign on a property located at 68 GREENWICH AVENUE in the CGBR Zone.

II. Exterior Alteration Applications:

1. 189 Davis Avenue; Application: PLPZ 201800517 for an Exterior Alteration review to revise the exterior of 5 previously approved duplex residential units and associated site work on a property located at 189 DAVIS AVENUE in the R-6 Zone.

2. Indian Harbor Yacht Club; Applications: PLPZ201900063 and PLPZ201900068 for Exterior Alteration review to replace chain link fence with new aluminum fence and gate with stucco pillars, install roof top mechanical units and install rooftop screening on a property located at 710 STEAMBOAT ROAD in the R-6 Zone.

3. Joe Studio, 185 Sound Beach Avenue; Application: PLPZ201900051 for Exterior Alteration review for installation of a flue vent in order to meet the requirements of the roasting equipment on a property located at 185 Sound Beach Avenue, Old Greenwich in the LBR Zone.
4. **Eastern Middle School**: Application: PLPZ201900081 for Exterior Alteration review *for construction of a new handicap accessible concrete walk and ramp, new light bollards along the new walk, new landscaping and partial re-striping of the parking lot to create handicap accessible parking spaces* on a property located at 51 HENDRIE AVENUE, RIVERSIDE in the R-12 Zone.

5. **Fairview Country Club**: Application: PLPZ201900069 for Exterior Alteration review *for enclosure of golf cart storage completed during the recent expansion project* on a property located at 1241 KING STREET in the RA-4 Zone. *Applicant seeks retroactive approval for (2) overhead garage doors and current approval for (1) swinging garage door with an integrated man door.

6. **Row America, 89 River Road**: Application: PLPZ201900074 for Exterior Alteration review *to make revisions to a previously approved rowing club; exterior changes include gray standing seam metal roof, lower level hardy plank cedarlike board, hardy plank cedar shingles in nantucket gray, and glass panel balcony* on a property located at 89 RIVER ROAD, COS COB in the WB Zone.

7. **240 GA Residential, 240 Greenwich Ave.**: Application: PLPZ201900006 for an Exterior Alteration review *to construct a new multi-family residential building* on a property located at 240 GREENWICH AVENUE in the CGBR Zone. *Applicant seeks preliminary input prior to formal submittal of revisions. Continued from the 1/23/19 meeting.

### III. Committee Business:

1. Acceptance of Minutes of 3-6-19 meeting.
2. Any other Business.
ARCHITECTURAL REVIEW COMMITTEE

Wednesday, April 3, 2019

ACTION AGENDA Draft

Town Hall Meeting Room
Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM – 10:53 pm

Present: Richard Hein, Chairperson; Mark Strazza, Co-Vice-Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Louis Contadino; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.

Absent: James Doyle, Co-Vice-Chairperson; Rhonda Cohen; John Conte.

Staff Persons: Marisa Anastasio, Senior Planner and Bianca Dygert, Planner II.

I. Sign/Awning Reviews:

1. Miku Sushi, 68 Greenwich Ave.; Application: PLPZ201900077 for a Sign/Awning review for a new façade sign on a property located at 68 GREENWICH AVENUE in the CGBR Zone.

DECISION STATUS: Submit revisions electronically (email: manastasio@greenwichct.org)

(Motion: Strazza Second: Smith)

Voting in favor: Hein, Strazza, LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Smith

Submit updated plans that reflect the following requirements:

- The logo height at 18”.
- Pin mounted letters: these shall be mounted into the mortar joints and not into the brickface.
- Lighting fixture: the fixture must be shielded in order to eliminate wall washing (perhaps manufacturer makes a shield). The lighting fixture shall be removed from plans if it can’t be shielded.
- Submit pantone swatches of the proposed color.
II. Exterior Alteration Applications:

1. **Row America, 89 River Road**: Application: PLPZ201900074 for Exterior Alteration review to make revisions to a previously approved rowing club: exterior changes include gray standing seam metal roof, lower level hardy plank cedarlike board, hardy plank cedar shingles in nantucket gray, and glass panel balcony on a property located at 89 RIVER ROAD, COS COB in the WB Zone.

   **DECISION STATUS:** Return to Meeting

   (Motion: LoBalbo Second: Strazza)

   Voting in favor: Hein, Strazza, LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Smith

   **Notes/comments / recommendations:**

   It is noted that the applicant agreed to continue to work with ARC and return to a meeting with revisions based on the recommendations.

   **Architecture:**
   - The ARC found the building to be monumental and overbuilt for the site and recommended the applicant find a way to break down the massing.
   - Review the visible roof and screen of mechanicals, add pitch possibly.
   - The water facing façade is too “vanilla” in comparison to front façade.
   - The Rowing club identity aka the waterfront use should be expressed in the architecture.
   - Review the orientation of the building on the site and attempt to open the site to the waterfront visually.

   **Site:**
   - Lighting plan: Submit spec sheets for all lighting fixtures, height of bollards, poles, cut sheets. Provide information on dimming capabilities.
   - Shift handicap spaces and hatched access aisles so that the access is in front of the entrance door instead of the parked car.
   - Soften parking lot: Large swath of asphalt that goes right up to edge of building should be addressed.
   - On promenade, add shade trees. Add benches to the north and south areas.
   - Roof – work with P+Z on functionally of the space in terms of noise, lighting, events.
   - Submit site sections through street to homes on opposite side — add topography and vegetation to all site sections.
2. **189 Davis Avenue**: Application: **PLPZ 201800517** for an Exterior Alteration review to **revise the exterior of 5 previously approved duplex residential units and associated site work** on a property located at 189 DAVIS AVENUE in the R-6 Zone.

**DECISION STATUS:** Return to Meeting

(Motion: LoBalbo Second: Smith)

Voting in favor: Hein, Strazza, LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- Elevations are much improved, but further development is needed.
- Use a two color model for the 5 house complex.
- Provide light cuts for fixtures on buildings.
- Submit a colored-in elevation of one representative building.
- Drafting corrections need to be made on plans.
- Submit material samples of the two colors to be used: Roof, siding, windows, cladding, etc...
- Planting — variety was acceptable but combo of sizes should be reviewed.
- Soften fence with plantings.
- Submit keyed photo plan of recent photos of site and context photos.
- Submit Window cut sheets.

(9:15 pm Mark Strazza left meeting; Katherine LoBalbo took break)
3. **Indian Harbor Yacht Club:** Applications: PLPZ201900063 and PLPZ201900068 for Exterior Alteration review to replace chain link fence with new aluminum fence and gate with stucco pillars, install roof top mechanical units and install rooftop screening on a property located at 710 STEAMBOAT ROAD in the R-6 Zone.

**DECISION STATUS:** Does not return to meeting.

(Motion: Smith Second: Meniconi)

Voting in favor: Hein, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- ARC does not recommend any revisions. Plans are acceptable as submitted.

4. **Joe Studio, 185 Sound Beach Avenue:** Application: PLPZ201900051 for Exterior Alteration review for installation of a flue vent in order to meet the requirements of the roasting equipment on a property located at 185 Sound Beach Avenue, Old Greenwich in the LBR Zone.

**DECISION STATUS:** Does not return to meeting.

(Motion: Smith Second: Meniconi)

Voting in favor: Hein, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- ARC accepts the proposed 2’x2’ flue structure with brace, as shown on plans.
- Any material change to the flue structure or brace requires submittal of revised drawings and a return to a meeting.
5. **Eastern Middle School**: Application: PLPZ201900081 for Exterior Alteration review *for construction of a new handicap accessible concrete walk and ramp, new light bollards along the new walk, new landscaping and partial re-striping of the parking lot to create handicap accessible parking spaces* on a property located at 51 HENDRIE AVENUE, RIVERSIDE in the R-12 Zone. 

**DECISION STATUS**: Does not return to meeting.

(Motion: Smith Second: Meniconi)

Voting in favor: Hein, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- The new bollards and handrail should match existing in material and temperature (for bollard lighting).

6. **Fairview Country Club**: Application: PLPZ201900069 for Exterior Alteration review *for enclosure of golf cart storage completed during the recent expansion project* on a property located at 1241 KING STREET in the RA-4 Zone. *Applicant seeks retroactive approval for (2) overhead garage doors and current approval for (1) swinging garage door with an integrated man door.

**DECISION STATUS**: Does not return to meeting.

(Motion: Smith Second: Contadino)

Voting in favor: Hein, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- ARC accepts the plans as submitted. No revisions recommended.
7. **240 GA Residential, 240 Greenwich Ave.;** Application: PLPZ201900006 for an Exterior Alteration review to construct a new multi-family residential building on a property located at 240 GREENWICH AVENUE in the CGBR Zone. 
*Applicant seeks preliminary input prior to formal submittal of revisions. Continued from the 1/23/19 meeting.

**DECISION STATUS:** Return to Meeting  
(Motion: Hein Second: Meniconi) 
Voting in favor: Hein, LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- ARC is appreciative of early planning stages review.
- Review the possibility of reversing the ramp and steps.
- Further articulate canopy at front arrival area with graphics / possibly accent color.
- Provide more detail and further study of triple height curtain wall — maybe add wood screen.
- Articulate the end wall.
- Punching up the internal driveway openings to mimic windows for garage windows.
- Garage columns: make more solid /more developed to support the base visually, possibly incorporate louvers.
- Strengthen the Banding, perhaps expressing more with limestone at base level, reinforce why banding is different on the east elevation.
- ARC applauds the wood louver system.
- Look to adjacent buildings for brick articulation and elaborate bonding.
- Cornice may need more nuance.
- ARC likes the modernity of the look —keep it clean.
- Return with proposed landscaping.

### III. Committee Business:

1. Acceptance of Minutes of 3-6-19 meeting. Motion to accept RH Second: HS  
   Voting in favor: Hein, Contadino, Smith, Meniconi (only members present at 3-6 meeting voted)

2. Any other Business.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, April 3, 2019
FINAL ACTION AGENDA
Town Hall Meeting Room
Town Hall, 101 Field Point Road, Greenwich
Regular Meeting 7:00 PM – 10:53 pm

Present: Richard Hein, Chairperson; Mark Strazza, Co-Vice-Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Louis Contadino; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.
Absent: James Doyle, Co-Vice-Chairperson; Rhonda Cohen; John Conte.
Staff Persons: Marisa Anastasio, Senior Planner and Bianca Dygert, Planner II.

I. Sign/Awning Reviews:

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DECISION STATUS: Submit revisions electronically (email: manastasio@greenwichct.org)

(Motion: Strazza Second: Smith)

Voting in favor: Hein, Strazza, LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Smith

Submit updated plans that reflect the following requirements:

- The logo height at 18”.
- Pin mounted letters: these shall be mounted into the mortar joints and not into the brickface.
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- Submit pantone swatches of the proposed color.
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1. Row America, 89 River Road; Application: PLPZ201900074 for Exterior Alteration review to make revisions to a previously approved rowing club; exterior changes include gray standing seam metal roof, lower level hardy plank cedarlike board, hardy plank cedar shingles in nantucket gray, and glass panel balcony on a property located at 89 RIVER ROAD, COS COB in the WB Zone.

DECISION STATUS: Return to Meeting

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Smith

Notes/comments / recommendations:

It is noted that the applicant agreed to continue to work with ARC and return to a meeting with revisions based on the recommendations.

Architecture:

- The ARC found the building to be monumental and overbuilt for the site and recommended the applicant find a way to break down the massing.
- Review the visible roof and screen of mechanicals, add pitch possibly.
- The water facing façade is too “vanilla” in comparison to front façade.
- The Rowing club identity aka the waterfront use should be expressed in the architecture.
- Significant comments were made on the orientation: Review the orientation of the building on the site and attempt to open the site to the waterfront visually.

Site:

- Lighting plan: Submit spec sheets / cut sheets for all lighting fixtures to include the height of bollards and pole lights. Provide information on dimming capabilities.
- Shift handicap spaces and hatched access aisles so that the access is in front of the entrance door instead of the parked car.
- Soften parking lot: Large swath of asphalt that goes right up to edge of building should be addressed.
- On promenade, add shade trees. Add benches to the north and south areas.
- Roof – work with P+Z on occupancy/ functionality of the space in terms of noise, lighting, events.
- Submit site sections through street to homes on opposite side to provide an understanding of grading — include topography and vegetation on all site sections.
2. **189 Davis Avenue**: Application: **PLPZ 201800517** for an Exterior Alteration review to **revise the exterior of 5 previously approved duplex residential units and associated site work** on a property located at 189 DAVIS AVENUE in the R-6 Zone.

**DECISION STATUS**: Return to Meeting

(Motion: LoBalbo Second: Smith)

Voting in favor: Hein, Strazza, LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- Elevations are much improved, but further development is needed.
- Use a two color model for the 5 house complex.
- Provide light cuts for fixtures on buildings.
- Submit a colored-in elevation of one representative building.
- Drafting corrections need to be made on plans.
- Submit material samples of the two colors to be used: Roof, siding, windows, cladding, etc...
- Planting — variety was acceptable but combo of sizes should be reviewed.
- Soften fence with plantings.
- Submit keyed photo plan of recent photos of site and context photos.
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(9:15 pm Mark Strazza left meeting; Katherine LoBalbo took break)
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**DECISION STATUS:** Does not return to meeting.

(Motion: Smith Second: Meniconi)

Voting in favor: Hein, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- ARC does not recommend any revisions. Plans are acceptable as submitted.

4. **Joe Studio, 185 Sound Beach Avenue;** Application: PLPZ201900051 for Exterior Alteration review *for installation of a flue vent in order to meet the requirements of the roasting equipment* on a property located at 185 Sound Beach Avenue, Old Greenwich in the LBR Zone.

**DECISION STATUS:** Does not return to meeting.

(Motion: Smith Second: Meniconi)

Voting in favor: Hein, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- ARC accepts the proposed 2’x2’ flue structure with brace, as shown on plans.
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**DECISION STATUS**: Does not return to meeting.

(Motion: Smith Second: Meniconi)

Voting in favor: Hein, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- The new bollards and handrail should match existing in material and temperature (for bollard lighting).

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**DECISION STATUS**: Does not return to meeting.

(Motion: Smith Second: Contadino)

Voting in favor: Hein, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- ARC accepts the plans as submitted. No revisions recommended.
7. **240 GA Residential, 240 Greenwich Ave.**; Application: PLPZ201900006 for an Exterior Alteration review to **construct a new multi-family residential building** on a property located at 240 GREENWICH AVENUE in the CGBR Zone.

*Applicant seeks preliminary input prior to formal submittal of revisions.*

Continued from the 1/23/19 meeting.

**DECISION STATUS:** Return to Meeting

(Motion: Hein Second: Meniconi)

Voting in favor: Hein, LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Smith

**Notes/comments / recommendations:**

- ARC is appreciative of early planning stages review.
- Review the possibility of reversing the ramp and steps.
- Further articulate canopy at front arrival area with graphics / possibly accent color.
- Provide more detail and further study of triple height curtain wall — maybe add wood screen.
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- ARC applauds the wood louver system.
- Look to adjacent buildings for brick articulation and elaborate bonding.
- Cornice may need more nuance.
- ARC likes the modernity of the look — keep it clean.
- Return with proposed landscaping.

**III. Committee Business:**

1. Acceptance of Minutes of 3-6-19 meeting. Motion to accept HS Second: GM Voting in favor: Hein, Contadino, Meniconi, Smith (only members present at 3-6 meeting voted)
2. Any other Business.