

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](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, April 3, 2019

FINAL AGENDA

Town Hall Meeting Room

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 **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 functionality 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

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FINAL ACTION AGENDA

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

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(Motion: Strazza Second: Smith)

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

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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.

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- 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.

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- Shift handicap spaces and hatched access aisles so that the access is in front of the entrance door instead of the parked car.
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(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.
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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.

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Notes/comments / recommendations:

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DECISION STATUS: Does not return to meeting.

(Motion: Smith Second: Contadino)

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

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

Notes/comments / recommendations:

- ARC is appreciative of early planning stages review.
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- 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.