

1. Meeting Materials

Documents:

APRIL 4, 2018 ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA -
REVISED.PDF

APRIL 4, 2018 ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA.PDF

APRIL 4, 2018 ARCHITECTURAL REVIEW COMMITTEE REGULAR MEETING
FINAL AGENDA.PDF

ARCHITECTURAL REVIEW COMMITTEE

ACTION AGENDA – Revised 4-11-18

Wednesday, April 4, 2018

******* Town Hall Meeting Room *******

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

ARC Members present: Richard Hein, Chairman, Mark Strazza, Co Vice Chairman, Katherine LoBalbo, Secretary, Louis Contadino, Heidi Brake Smith, Paul Pugliese

Staff Present: Marisa Anastasio, Senior Planner

1. **Charme & Cheveux**; Application: **PLPZ2018 00021** for a Sign /Awning review for modification of existing awning, with signage, on a property located at 272 SOUND BEACH AVENUE OLD GREENWICH, CT 06870 in the LBR-2 zone.

Existing use not changing: salon

(last reviewed at the 2/5/18 meeting)

DECISION STATUS: Does not return to meeting, Resubmit electronically

(Motion: Smith Second: LoBalbo)

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

Recommendations:

- Submit clearer drawings showing dimensions of letters

2. **Jand Inc. / Warby Parker**; Application: **PLPZ201800099** and **PLPZ201800100** for an Exterior Alteration and Sign/Awning review for exterior storefront painting and new façade signage on a property located at 346 GREENWICH AVENUE, in the CGBR zone. Existing use not changing: retail

DECISION STATUS: **Does not return to meeting, Resubmit electronically**

(Motion: Pugliese Second: LoBalbo)

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

Recommendations:

- Submit photometric plan
- Submit cut sheet for light fixture to indicate fixture color, length, total lumens, temperature should be 3500 Kelvin and dimming must be defined
- Submit letter sample indicating color
- ARC notes a sample board was submitted at the meeting

3. **JoJo Maman Bebe;** Application **PLPZ2017 00594** and **PLPZ 201800059** for an Exterior Alteration review and Sign /Awning Review for modifications to the façade and new façade signage on a property located at 60 GREENWICH AVENUE, in the CGBR Zone. Proposed Use: retail Existing Use: retail, Note: any increase to floor area requires P+Z Site Plan review.

(last reviewed at the 1/8/18 meeting)

DECISION STATUS: Does not return to meeting, Resubmit electronically

(Motion: Smith Second: Pugliese)

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

Recommendations:

- Samples submitted at meeting
- Clarify “80%” color unit in terms of sheen or saturation / clarify difference between UK and US nomenclature
- ARC supports a painting of the façade including the shutters a painted light blue but recognizes that this is outside the scope of the application as presented. The ARC would prefer to review the façade in its entirety before rendering a final decision.

4. **Greenwich Academy, Inc.;** Application **PLPZ201800077** for an Exterior Alteration review for a new building, landscaping, mechanicals, and site lighting, as well as a temporary modular classroom, on a property located at 16 RIDGEVIEW AVENUE GREENWICH, CT 06830 in the RA-1 zone.

DECISION STATUS: **Return to Meeting, recommendations issued to applicant**

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- Revise dissimilar slopes of the street facing rooflines.
- Revise style of columns to classical not Victorian
- Unify and regularize the proportions and dimensions of lights in all windows
- Add molding around windows in keeping with neighborhood molding style
- Review the proportions and hierarchy of arrival and consider providing coverage at entry way
- Review location and number of benches in landscaping, adding some to walkway to entrance of new building.
- Consider using plantings that will bloom in alignment with school year
- Review completing the traditional architecture of front building as it relates to contemporary building in back, and how to connect but celebrate the difference in the transition (transition can be more pronounced)

5. **Chocoylatte Gourmet;** Application **PLPZ2018 00010 and PLPZ 201800098** for an Exterior Alteration and Sign/Awning review for landscaping review and new signage only on a property located at 121 EAST PUTNAM AVENUE in the CGBR zone. Proposed use: Bakery Existing use: Cleaners Note: any increase to floor area requires Site Plan review by P+Z. *(last reviewed at 2/7/18 meeting)*

DECISION STATUS: **Does not return to ARC, resubmit electronically**

(Motion: LoBalbo Second: Smith)

Voting in favor: Strazza, LoBalbo, Contadino, Smith, Pugliese

Recommendations:

- Letters pin to be mounted to mortar joints, not brick, to preserve brick structure
- Trellis structure to be lowered to just above the bottom of awning (down about 6")
- Trash to be located for servicing and screened in an enclosure (wood, fencing, etc.)

6. **104 Field Point Road**; Application **PLPZ201800097** for an Exterior Alteration review for renovations on a property located at 104 FIELD POINT ROAD GREENWICH, CT 06830 in the CGB zone.

DECISION STATUS: **Does not return to meeting, Resubmit electronically**

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- ARC does not support any change to the finish of the door on the street facing façade.
- ARC supports a change to the door on parking side to be glass with metal frame, the door should matching the bronze finish color of front door and existing framing submit sample to staff.

7. **American Fertility Services, CT**; Application **PLPZ201800101** for an Exterior Alteration review for façade renovations, new landscaping and site lighting on a property located at 0 WESTERN JUNIOR HIGHWAY GREENWICH, CT 06830 in the R-6 zone.

DECISION STATUS: Return to Meeting, recommendations issued to applicant

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- The ARC supports the demolition permit to be issued to the applicant with the agreement to return prior to building permit for proposed renovations and construction
- The transformer in parking lot to be screened in similar style and material as coverings around entryways
- Review implementing a secondary brick color on the façade.
- Submit a photo of proposed materials against existing natural stone wall
- Stone/Cast stone selected for the base/water table on the building should extend onto the hardscape
- The sidewalk should extend around to both entrances
- Provide a schedule of windows and review the sizes of windows
- Scale up the size of the entrance ways to provide more room and proportion (visually)

8. **CRK LLC**; Application **PLPZ 201800119** for an Exterior Alteration review, for landscaping and lighting only, at a property located at 50 River Road in the R-7 zone. Note: Coastal Site Plan / Special is pending with P+Z; HDC has reviewed.

DECISION STATUS: Does not return to meeting, resubmit electronically

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- The applicant must submit a revised plan to staff without the new proposed wall at the front of property.
- ARC does not support the new proposed stonewall on River Road.
- Proposed plantings are acceptable to the ARC

9. **366 West Putnam Managers, LLC/ Lincoln Dealership**; 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. Proposed use: Automotive Existing use: Automotive (*last reviewed at 2/7/18 meeting*)

DECISION STATUS: **Does not Return to Meeting, return electronically**

(Motion: LoBalbo Second: Contadino)

Voting in favor: Strazza, LoBalbo, Contadino, Smith, Pugliese

Recommendations:

- Submit fixture cut sheets for interior lighting, recommend that P+Z relate time limits due to proximity to residential properties
- Screening in back should have layers in order to provide high enough screening for neighbors
- Add two trees to Putnam Avenue streetscape
- Review the façade glazing on the office on east elevation to add more privacy, add screening and possibly an additional tree
- Consider in design how cube aesthetic of interior columns may be downplayed
- Provide updated landscape plans to include the location of the existing tree on adjacent property

10. **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 *(last reviewed at 3/14/18 meeting)*

DECISION STATUS: Return to Meeting, recommendations issued to applicant

(Motion: LoBalbo Second: Contadino)

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

Recommendations:

- The ARC notes that no neighbors were present
- Mechanics entrance should be more clearly defined, consider adding or subtracting from form
- Consider extending black band and making defined covered entryway for customers
- Grass Crete or similar ground cover should be extended from the service door on McDonalds side,
- A vertical screen should be provided on the east facade
- Shift parking to provide screening planting strip between two lots
- Submit cut sheets of lighting fixtures and not that exterior lighting should be subject to appropriate cut of times set by the Planning and Zoning Commission.
- Submit a photometric plan especially with so much glass (show interior and exterior soffit)
- Change color of garage doors to black to make them less noticeable

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA**

Wednesday, April 4, 2018

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7:00 PM

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First Floor

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ARC Members present: Richard Hein, Chairman, Mark Strazza, Co Vice Chairman, Katherine LoBalbo, Secretary, Louis Contadino, Heidi Brake Smith, Paul Pugliese

Staff Present: Marisa Anastasio, Senior Planner

1. **Charme & Cheveux**; Application: **PLPZ2018 00021** for a Sign /Awning review for modification of existing awning, with signage, on a property located at 272 SOUND BEACH AVENUE OLD GREENWICH, CT 06870 in the LBR-2 zone.

Existing use not changing: salon

(last reviewed at the 2/5/18 meeting)

DECISION STATUS: Does not return to meeting, Resubmit electronically

(Motion: Smith Second: LoBalbo)

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

Recommendations:

- Submit clearer drawings showing dimensions of letters

2. **Jand Inc. / Warby Parker**; Application: **PLPZ201800099** and **PLPZ201800100** for an Exterior Alteration and Sign/Awning review for exterior storefront painting and new façade signage on a property located at 346 GREENWICH AVENUE, in the CGBR zone. Existing use not changing: retail

DECISION STATUS: **Does not return to meeting, Resubmit electronically**

(Motion: Pugliese Second: LoBalbo)

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

Recommendations:

- Submit photometric plan
- Submit cut sheet for light fixture to indicate fixture color, length, total lumens, temperature should be 3500 Kelvin and dimming must be defined
- Submit letter sample indicating color
- ARC notes a sample board was submitted at the meeting

3. **JoJo Maman Bebe;** Application **PLPZ2017 00594** and **PLPZ 201800059** for an Exterior Alteration review and Sign /Awning Review for modifications to the façade and new façade signage on a property located at 60 GREENWICH AVENUE, in the CGBR Zone. Proposed Use: retail Existing Use: retail, Note: any increase to floor area requires P+Z Site Plan review.

(last reviewed at the 1/8/18 meeting)

DECISION STATUS: Does not return to meeting, Resubmit electronically

(Motion: Smith Second: Pugliese)

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

Recommendations:

- Samples submitted at meeting
- Clarify “80%” color unit in terms of sheen or saturation / clarify difference between UK and US nomenclature
- ARC suggests shutters can be painted light blue if so chosen

4. **Greenwich Academy, Inc.;** Application **PLPZ201800077** for an Exterior Alteration review for a new building, landscaping, mechanicals, and site lighting, as well as a temporary modular classroom, on a property located at 16 RIDGEVIEW AVENUE GREENWICH, CT 06830 in the RA-1 zone.

DECISION STATUS: **Return to Meeting, recommendations issued to applicant**

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- Review dissimilar slopes and rooflines
- Review style of columns to be more classical from Victorian
- Consider the proportion and dimension of lights in windows
- Molding should be in keeping with neighborhood molding style
- Review the proportions and hierarchy of arrival and consider providing coverage at entry way
- Review location and number of benches in landscaping
- Consider using plantings to align with school year
- Review the traditional architecture of front building as it relates to contemporary building in back, and how to connect but celebrate the difference in the transition (transition can be more pronounced)

5. **Chocoylatte Gourmet;** Application **PLPZ2018 00010 and PLPZ 201800098** for an Exterior Alteration and Sign/Awning review for landscaping review and new signage only on a property located at 121 EAST PUTNAM AVENUE in the CGBR zone. Proposed use: Bakery Existing use: Cleaners Note: any increase to floor area requires Site Plan review by P+Z. *(last reviewed at 2/7/18 meeting)*

DECISION STATUS: Does not return to ARC, resubmit electronically

(Motion: LoBalbo Second: Smith)

Voting in favor: Strazza, LoBalbo, Contadino, Smith, Pugliese

Recommendations:

- Letters pin to be mounted to mortar joints, not brick, to preserve brick structure
- Trellis structure to be lowered to just above the bottom of awning (down about 6")
- Trash to be located for servicing and screened in an enclosure (wood, fencing, etc.)

6. **104 Field Point Road**; Application **PLPZ201800097** for an Exterior Alteration review for renovations on a property located at 104 FIELD POINT ROAD GREENWICH, CT 06830 in the CGB zone.

DECISION STATUS: **Does not return to meeting, Resubmit electronically**

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- ARC notes revised plans were submitted at the meeting
- No change to door on street side, but change door on parking side to be glass with metal frame, matching the bronze color of front door
- Submit a sample of the bronze color

7. **American Fertility Services, CT**; Application **PLPZ201800101** for an Exterior Alteration review for façade renovations, new landscaping and site lighting on a property located at 0 WESTERN JUNIOR HIGHWAY GREENWICH, CT 06830 in the R-6 zone.

DECISION STATUS: Return to Meeting, recommendations issued to applicant

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- The ARC supports the demolition permit to be issued to the applicant with the agreement to return prior to building permit for proposed renovations and construction
- The transformer in parking lot to be screened in similar style and material as coverings around entryways
- Review the use of the two tones of brick
- Submit a photo of proposed materials against existing natural stone wall
- Consider adding a band of black (or complimentary color) granite at base of building to extend the design palate onto the hardscape, bring the band around to both entrances
- Provide a schedule of windows and review the sizes of windows
- Scale up the size of the entrance ways to provide more room and proportion (visually)

8. **CRK LLC**; Application **PLPZ 201800119** for an Exterior Alteration review, for landscaping and lighting only, at a property located at 50 River Road in the R-7 zone. Note: Coastal Site Plan / Special is pending with P+Z; HDC has reviewed.

DECISION STATUS: Does not return to meeting, resubmit electronically

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- Applicant noted the A/C units would be screened
- Applicant noted bollard light would be screened
- Remove the wall at the front of property while keeping pathway in place
- Proposed plantings are acceptable to the ARC

9. **366 West Putnam Managers, LLC/ Lincoln Dealership**; 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. Proposed use: Automotive Existing use: Automotive (*last reviewed at 2/7/18 meeting*)

DECISION STATUS: **Does not Return to Meeting, return electronically**

(Motion: LoBalbo Second: Contadino)

Voting in favor: Strazza, LoBalbo, Contadino, Smith, Pugliese

Recommendations:

- Submit fixture cut sheets for interior lighting, recommend that P+Z relate time limits due to proximity to residential properties
- Screening in back should have layers in order to provide high enough screening for neighbors
- Add two trees to Putnam Avenue streetscape
- Review the façade glazing on the office on east elevation to add more privacy, add screening and possibly an additional tree
- Consider in design how cube aesthetic of interior columns may be downplayed
- Provide updated landscape plans to include the location of the existing tree on adjacent property

10. **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 (*last reviewed at 3/14/18 meeting*)

DECISION STATUS: Return to Meeting, recommendations issued to applicant

(Motion: LoBalbo Second: Contadino)

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

Recommendations:

- The ARC notes that no neighbors were present
- Creating entrance for customers with elevated design elements is important
- Mechanics entrance should be more clearly defined, consider adding or subtracting from form
- Consider extending black band and making defined covered entryway for customers
- Grass Crete should be extended up to service door on McDonalds side, and provide vertical screening if possible
- Shift parking to provide screening planting strip between two lots
- Submit cut sheets of lighting fixtures
- Submit a photometric plan (show interior and exterior soffits)
- Change color or tone of garage doors to make them less noticeable

On future agendas:

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. Proposed use: Mixed use Existing use: Mixed use

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. Proposed use: mixed use Existing Use: mixed use

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA**

Wednesday, April 4, 2018

******* Town Hall Meeting Room *******

7:00 PM

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First Floor

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1. **Charme & Cheveux**; Application: **PLPZ2018 00021** for a Sign /Awning review for modification of existing awning, with signage, on a property located at 272 SOUND BEACH AVENUE OLD GREENWICH, CT 06870 in the LBR-2 zone.
Existing use not changing: salon
(last reviewed at the 2/5/18 meeting)
2. **Jand Inc. / Warby Parker**; Application: **PLPZ201800099** and **PLPZ201800100** for an Exterior Alteration and Sign/Awning review for exterior storefront painting and new façade signage on a property located at 338 GREENWICH AVENUE, Unit:348, in the CGBR zone. Existing use not changing: retail
3. **JoJo Maman Bebe**; Application **PLPZ2017 00594** and **PLPZ 201800059** for an Exterior Alteration review and Sign /Awning Review for modifications to the façade and new façade signage on a property located at 58 GREENWICH AVENUE, Unit:60, in the CGBR Zone. Proposed Use: retail Existing Use: retail,
Note: any increase to floor area requires P+Z Site Plan review.
(last reviewed at the 1/8/18 meeting)
4. **Greenwich Academy, Inc.**; Application **PLPZ201800077** for an Exterior Alteration review for a new building, landscaping, mechanicals, and site lighting, as well as a temporary modular classroom, on a property located at 16 RIDGEVIEW AVENUE GREENWICH, CT 06830 in the RA-1 zone.

5. **Chocoylatte Gourmet;** Application **PLPZ2018 00010 and PLPZ 201800098** for an Exterior Alteration and Sign/Awning review for landscaping review and new signage only on a property located at 121 EAST PUTNAM AVENUE in the CGBR zone. Proposed use: Bakery Existing use: Cleaners Note: any increase to floor area requires Site Plan review by P+Z. *(last reviewed at 2/7/18 meeting)*
6. **104 Field Point Road;** Application **PLPZ201800097** for an Exterior Alteration review for renovations, painting, landscaping, lighting, and outdoor sculpture on a property located at 104 FIELD POINT ROAD GREENWICH, CT 06830 in the CGB zone.
7. **American Fertility Services, CT;** Application **PLPZ201800101** for an Exterior Alteration review for façade renovations, new landscaping and site lighting on a property located at 0 WESTERN JUNIOR HIGHWAY GREENWICH, CT 06830 in the R-6 zone.
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ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE

Monday, April 2, 2018

MEETING CANCELLED

[ALL ELIGIBLE APPLICATIONS TO BE HEARD AT THE REGULAR
MEETING, WEDNESDAY, APRIL 4TH]

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.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.

On future agendas:

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. Proposed use: Mixed use Existing use: Mixed use

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