

1. ARC_Agenda_2023_04_05

Documents:

[4-5-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2023_04_05

Documents:

[4-5-23 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, April 5, 2023 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. **Greenwich Place, 0 Western Junior Hwy, Application PLPZ 2023 00069** for Exterior Alteration review for **renovations and additions to clubhouse, relocation of community in-ground pool including ADA updates and relocation of sewer and stormwater lines, new lighting and landscaping** on a property located at 0 Western Junior Highway in the R-6 zone.
View application [here](#).
2. **BMW Showroom, 355 West Putnam Avenue, Application PLPZ 2023 00073 and 78** for Exterior Alteration and Sign/Awning review for **updates to exterior finish (EIFS), aluminum coping and canopy with EIFS finish and updated façade signage** on a property located at 355 West Putnam Avenue in the GB zone.
View exterior alteration application [here](#).
View signage application [here](#).
3. **Railroad Avenue Realty and Development, LLC, 281 Railroad Avenue, Application PLPZ 2023 00081** for Exterior Alteration review for **new four story mixed use building with retail on first floor, residential above to include moderate income units pursuant to Section 6-110 of the BZR** on a property located at 0 Woodland Drive aka 281 Railroad Avenue in the GB zone.
View application [here](#).
4. **Tamarack Club, 55 Locust Rd Application PLPZ 2023 00084** for Exterior Alteration review for **adding bar to Day Room, open on 3 sides, and renovations to pool patio, golf cart path, lighting and landscaping** on a property located at 55 Locust Road in the RA-4 zone.
View application [here](#).

II. Committee Business:

1. Any business.

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.

ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA Regular Meeting

Wednesday, April 5th, 2023 7:00 pm – 9:42 pm

Zoom Virtual Meeting

Webinar ID: 846 0372 5052 Password: 5768541

Please click [here](#); to listen to the audio recording file (.m4a) of the entire meeting.

Please click [here](#); to read the transcribed audio file (.txt) of the entire meeting

Attendance: John Conte, Vice Chairperson; Graziano Meniconi, Secretary; Louis Contadino; Heidi Brake Smith; Leander Krueger; Peter Boldt (arrived at 7:04);

Staff: Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

I. Exterior Alteration reviews:

1. **Greenwich Place, 0 Western Junior Hwy, Application PLPZ 2023 00069** for Exterior Alteration review for renovations and additions to clubhouse, relocation of community in-ground pool including ADA updates and relocation of sewer and stormwater lines, new lighting and landscaping on a property located at 0 Western Junior Highway in the R-6 zone.
View application [here](#).

Decision Status: **Return to a meeting**

Motion: Conte *Second:* Boldt Vote: 6-0 (voting: Conte, Meniconi, Boldt, Contadino, Krueger, Brake Smith)

Applicant to update plans to reflect the following:

- a. Perspective / angled view of the building is needed to understand the proposed massing; applicant to submit 3 dimensional renderings with perspective;
- b. The Clubhouse proportions need further review – ARC finds the proposed dormers not successful in achieving proportion nor the marriage of old and new;
- c. Clarify finishes and materials – provide image board and material samples of stone, rails, etc...
- d. Provide a landscaping plan that specifies which trees will be removed (species, location and amount); Replace the proposed Knock Out Roses with a native pollinator species.
- e. Submit updated plans / documentation to be scheduled for future meeting: pdfs to be emailed to Marisa.Anastasio@greenwichct.org and 1 hard copy set to P+Z office, Greenwich Town Hall, 101 Field Point Road, 06830.

2. **BMW Showroom, 355 West Putnam Avenue, Application PLPZ 2023 00073 and 78** for Exterior Alteration and Sign/Awning review for **updates to exterior finish (EIFS), aluminum coping and canopy with EIFS finish and updated façade signage** on a property located at 355 West Putnam Avenue in the GB zone.
View exterior alteration application [here](#).
View signage application [here](#).

Decision Status: **Electronic Return (Submit updated plans to Marisa.Anastasio@greenwichct.org for review)**

Motion: Conte *Second:* Meniconi Vote: 6-0 (voting: Conte, Meniconi, Boldt, Contadino, Krueger, Brake Smith)

Applicant to update plans to reflect the following:

- a. Provide clarification of proposed lighting – location and specs;
 - b. Lighting temperature to be lowered from the proposed 6700 Kelvin to 3500 K;
 - c. Provide photo of the stairs;
 - d. **ARC finds the multiple logos in a single sign excessive and the proposed façade signage is not consistent with the freestanding sign; the Regulations do not permit illumination of logos;**
3. **Railroad Avenue Realty and Development, LLC, 281 Railroad Avenue, Application PLPZ 2023 00081** for Exterior Alteration review for **new four story mixed use building with retail on first floor, residential above to include moderate income units pursuant to Section 6-110 of the BZR** on a property located at 0 Woodland Drive aka 281 Railroad Avenue in the GB zone.
View application [here](#).

Decision Status: **Return to a meeting**

Motion: Conte *Second:* Boldt Vote: 6-0 (voting: Conte, Meniconi, Boldt, Contadino, Krueger, Brake Smith)

Applicant to update plans to reflect the following:

- a. How does this design/ imagery work in the context of Railroad Ave.? ARC finds the building looks too commercial;
- b. Update renderings to show buildings surrounding the subject property and that show all proposed elements such as stair /elevator penthouses i.e., and roof gardens;
- c. **ARC has concerns for the proposed elevation change between the streetscape and the retail space – why is it on a raised platform, people would need to step up to get to the retail space;**
- d. **ARC’s concern for glass buildings is curtains installed by the different tenants**

without any consistency – applicant indicated that the apartment units will have uniform roller shades built in;

- e. Applicant to expand the landscape plan with shade trees;**
 - f. Applicant to replace proposed Knockout Roses with a native / pollinator friendly option.**
 - g. Adding wood elements may improve/warm up the façade.**
 - h. Submit updated plans / documentation to be scheduled for future meeting: pdfs to be emailed to Marisa.Anastasio@greenwichct.org and 1 hard copy set to P+Z office, Greenwich Town Hall, 101 Field Point Road, 06830.**
4. **Tamarack Club, 55 Locust Rd Application PLPZ 2023 00084** for Exterior Alteration review for **adding bar to Day Room, open on 3 sides, and renovations to pool patio, golf cart path, lighting and landscaping** on a property located at 55 Locust Road in the RA-4 zone.
View application [here](#).

Decision Status: **Accepted as Submitted**

Motion: Conte *Second:* Krueger Vote: 6-0 (voting: Conte, Meniconi, Boldt, Contadino, Krueger, Brake Smith)

II. Committee Business:

1. **Any business. None.**

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