

1. ARC_Agenda_2022_04_06

Documents:

[4-6-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2022_04_06

Documents:

[4-6-22 ARC ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA Regular Meeting

Wednesday, April 6, 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. **Greenwich High School, 10 Hillside Road, Application PLPZ202100491**, for Exterior Alteration review **of landscaping only (associated with the new Secure Entry addition)** at a property located at 10 Hillside Road in the RA-1 and R-20 zones. *Last reviewed at the 2-2-22 meeting.*
View landscaping [presentation](#) here.
2. **Greenwich Plaza, Inc., 2-28 Railroad Avenue, Application PLPZ202100104** for Exterior Alteration review for **demolition of existing theater building and construction of new 1-story structure for restaurant use, exterior alterations, landscaping, lighting, and outdoor dining area** on properties located at 2-28 Railroad Ave. in the CGBR zone.
View application [here](#).
3. **Pickwick Properties, LLC, 3 East Putnam Ave., Application PLPZ202200098** for Exterior Alteration review for **new roof level terrace** on a property located at 3 East Putnam Avenue in the CGBR zone.
View application [here](#).
4. **Bachi Byberi, 2 South Water St., application PLPZ 2021 00391**, for Exterior Alteration review **to construct outdoor dining deck above the existing parking area on the rear of the current building (a restaurant use) with proposed landscaping**

and lighting, for seasonal outdoor dining, on a property located at 2 South Water Street in the WB Zone. *Last reviewed at 1-5-22 meeting at which members Hein, Conte, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, and Pugliese were present.*
View updated plans [here](#).

5. **Kassariss (owner), Wild Acre Rotisserie, 147 East Putnam Ave. Applications PLPZ202200025 and 27** for Exterior Alteration and Sign/Awning reviews **for storefront updates including new window surrounds, removal of paint from brick, painting of EIFS, and new signage** on a property located at 147 East Putnam Avenue in the LBR-2 zone. *Last reviewed at 3-2-22 meeting at which members Hein, Meniconi, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, and Pugliese were present.*
View updated plans [here](#).

II. Committee Business:

1. Any business. Schedule a time to review lighting fixture for 779-783 North St.

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 6, 2022 7:00 pm – 11:21 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052
Password: 5768541

Members Present: Richard Hein, Chairperson (arrived 7:18pm); John Conte, Vice-Chairperson; Peter Boldt; Rhonda Cohen; Louis Contadino; Leander Krueger; and Paul Pugliese

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

I. Exterior Alteration reviews:

1. **Greenwich High School, 10 Hillside Road, Application PLPZ202100491**, for Exterior Alteration review **of landscaping only (associated with the new Secure Entry addition)** at a property located at 10 Hillside Road in the RA-1 and R-20 zones. *Last reviewed at the 2-2-22 meeting.*

Decision Status: **Landscaping plan accepted as shown**

Motion: Conte Second: Pugliese Vote: 5-0-1 (yeas - Conte, Boldt, Cohen, Krueger, Pugliese / abstained - Contadino)

2. **Greenwich Plaza, Inc., 2-28 Railroad Avenue, Application PLPZ202100104** for Exterior Alteration review for **demolition of existing theater building and construction of new 1-story structure for restaurant use, exterior alterations, landscaping, lighting, and outdoor dining area** on properties located at 2-28 Railroad Ave. in the CGBR zone.

Decision Status: **Return to meeting**

Motion: Hein Second: Krueger Vote: 7-0 (Hein, Conte, Boldt, Cohen, Contadino, Krueger, Pugliese)

The applicant to submit updated plans to reflect the following:

- a. **Landscape area on eastern side to be improved – address the unutilized corner**
- b. **Enhance stair to plaza – possibly move to corner**
- c. **Improve signage for greater visibility**
- d. **Add distinction of materiality and expression**
- e. **Provide an improved visual presentation of full north façade**
- f. **Improve landscape and street scape on Arch street / west side of development**

g. Further work on interior to sync with transparency and flow of exterior

3. **Pickwick Properties, LLC, 3 East Putnam Ave., Application PLPZ202200098** for Exterior Alteration review for **new roof level terrace** on a property located at 3 East Putnam Avenue in the CGBR zone.

Decision Status: **Return to meeting**

Motion: Hein Second: Pugliese Vote: 7-0 (Hein, Conte, Boldt, Cohen, Contadino, Krueger, Pugliese)

The applicant to submit updated plans to reflect the following:

- a. **provide material samples, palette, colors, and descriptions of materials**
 - b. **submit renderings and elevations in 2d or 3d**
 - c. **provide light specs and photometrics**
 - d. **submit photos from different vantage points to demonstrate the visual impact the project may have**
4. **Bachi Byberi, 2 South Water St., application PLPZ 2021 00391**, for Exterior Alteration review **to construct outdoor dining deck above the existing parking area on the rear of the current building (a restaurant use) with proposed landscaping and lighting, for seasonal outdoor dining**, on a property located at 2 South Water Street in the WB Zone. *Last reviewed at 1-5-22 meeting at which members Hein, Conte, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, and Pugliese were present.*

Decision Status: **Return to meeting**

Motion: Hein Second: Boldt Vote: 7-0 (Hein, Conte, Boldt, Cohen, Contadino, Krueger, Pugliese)

The applicant to submit updated plans to reflect the following:

- a. **Provide updated plans that more clearly demonstrate the size and scale of the deck**
- b. **provide the required cross site sections of the site in both directions**
- c. **provide clear list of materials and colors and samples**
- d. **update the renderings to include the restaurant building, not just the deck**
- e. **provide photometric plan for the proposed lighting**
- f. **ARC wants the deck to be screened, but had concerns for the lattice (very residential) and the proposed planters (will not be maintained properly)**
- g. **ARC finds the structure is unresolved – some committee members suggested steel structures to be exposed and some committee members suggested clad in material or masonry wall**
- h. **Railing – applicant expressed interest in glass railing – ARC explained that deck should be integrated into original structure or make its own statement but must be complementary to the site, pedestrian experience, and the view across the street and bridge**
- i. **Provide confirmation that the screening of the parking lot meets Section 6-180 of the Building Zone Regulations**

- j. Provide information / drawings / specs for any furniture on deck, specifically awnings, umbrellas, canopies, potentially visible from public – these should be integrated into the design**

- 5. Kassaris (owner), Wild Acre Rotisserie, 147 East Putnam Ave. Applications PLPZ202200025 and 27 for Exterior Alteration and Sign/Awning reviews for storefront updates including new window surrounds, removal of paint from brick, painting of EIFS, and new signage on a property located at 147 East Putnam Avenue in the LBR-2 zone. *Last reviewed at 3-2-22 meeting at which members Hein, Meniconi, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo, and Pugliese were present.* **View updated plans [here](#).****

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

Applicant to submit updated plans for electronic review to reflect the following:

- a. Sun screens to be raised by 6 inches**
Applicant has agreed to reduce size of dumpster and install an enclosure-
- b. applicant to provide proposed color for dumpster enclosure – should be medium grey instead of black**
- c. Update the signage to show the background color a little more grey than the proposed white dove – Signage is acceptable once this change is made**
- d. Sconces will not have a top bulb to avoid any uplighting**
- e. ARC recommends light fixtures to be painted to be complimentary to brand colors**
- f. The cedar must be maintained in good condition**
- g. ARC recommends a color be added to EIFS to give appearance of the EIFS being raised to height of windows / sun shades**
- h. ARC finds sandblasting the brick a good option to update the exterior**

II. Committee Business:

- 1. Any business. Discussed review of lighting fixture for 779-783 North St.

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