

1. ARC\_Agenda\_2020\_04\_15

Documents:

[4-15-20 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2020\_04\_15

Documents:

[4-15-20 ARC REGULAR MEETING ACTION AGENDA DRAFT.PDF](#)

## ARCHITECTURAL REVIEW COMMITTEE- Final Meeting Agenda Wednesday, April 15, 2020, 7:00pm

### VIRTUAL MEETING to be held via Zoom

Please click the link below to view, listen, and/or participate in this meeting:

<https://zoom.us/j/993620811?pwd=MXluanlacXViNzlmMDNmUmJRMU9Zdz09>

Password: 445208

Or you may listen, and/or participate in this meeting via phone using the following:

By Telephone: US: +1 646 518 9805

Webinar ID: 993 620 811

Password: 445208

### I. Sign/Awning Reviews:

1. **Greenwich Avenue Properties, 2 Greenwich Avenue aka 6 West Putnam Avenue;** Application **PLPZ202000019** for Sign/Awning review for **facade signage for four building tenants** on a property located at 2 Greenwich Avenue in the CGBR zone. *Last reviewed at the 3/4/2020 meeting.*

### II. Committee Business:

- Review of Minutes of 3-4-20 meeting.
- Any other Business.

### III. Exterior Alteration Applications:

2. **Crush Table Tennis LLC, 255 Field Point Road;** Application: **PLPZ201900359 and PLPZ201900360** for an Exterior Alteration and Sign / Awning review for **landscaping, new railings and signage (architecture previously approved)** on a property located at 255 FIELD POINT ROAD in the GB Zone. *Last reviewed at the 11/20/19 meeting.*
3. **Khakum Wood Association at Clapboard Ridge Road;** Application **PLPZ202000072** for Exterior Alteration review **of a new entry gate at the entrance to the Association** on a property located at Khakum Wood in the RA-2 zone.
4. **1075 Post Road Realty LLC, 1075 East Putnam Avenue;** Application **PLPZ202000078** for an Exterior Alteration review for **painting of the building to match building at 5 Riverside Lane** on a property located at 1075 East Putnam Avenue in Riverside, CT in the LBR-2 zone.

*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 [alan.barry@greenwichct.org](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.*

**ARCHITECTURAL REVIEW COMMITTEE**  
**Regular Meeting**

**ACTION AGENDA draft**  
**Wednesday, April 15, 2020, 7:00pm – 10:46pm**

**VIRTUAL MEETING held via Zoom**

**Members Present:** Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary; Rhonda Cohen, Peter Boldt, Heidi Brake-Smith; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi, Paul Pugliese (7:20).

**Staff Present:** Marisa Anastasio, Senior Planner, Bianca Dygert, Planner II and Jacalyn Pruitt, Planner II.

**I. Sign/Awning Reviews:**

1. **Greenwich Avenue Properties, 2 Greenwich Avenue aka 6 West Putnam Avenue;** Application **PLPZ202000019** for Sign/Awning review for **façade signage for four building tenants** on a property located at 2 Greenwich Avenue in the CGBR zone. *Last reviewed at the 3/4/2020 meeting.*

*Decision Status:* **Return to a Meeting**

*Motion:* Hein *Second:* LoBalbo

*Vote to return to meeting:* 6 – 5 (Strazza, Boldt, Brake-Smith, Cohen, Contadino, Conte, vs. Hein, LoBalbo, Krueger, Meniconi, Pugliese)

*Vote on design requirements* – Unanimous

**The applicant must:**

- a. Submit scaled and dimensioned architectural rendering(s) and mechanical drawing(s) to reflect the following:
  - i. A metallic cable or wooden frame, with decorative elements that reflect the historic qualities of the building, placed to the left of the door.
  - ii. The frame shall have two mounting points at top and bottom, to be pinned at the mortar joints, to limit disturbance of the brick.
  - iii. The four proposed signs shall be placed within the frame, and shall be able to be interchanged, without any disturbance to the brick.
  - iv. Colors of signs shall be Pantone 448 or 4485 background, with off-white lettering/graphics.
- b. Remove sign box on the right of the door with great care and let the ARC know if there are any issues with the brick after removal.
- c. Submit list and samples of materials and colors.

## **II. Committee Business:**

- Review of Minutes of 3-4-20 meeting.
  - i. **Greenwich Academy –**
    - i. **Item c. Fix sentence structure of “Trees should be selected and placed in focal points” change “and include” to “should be” prior to “Trees of larger caliber...”;**
    - ii. **Item d. Replace “may” with “must”;**
    - iii. **Listen to tapes to determine if a return to meeting with construction drawings was required.**
  - ii. **Greenwich library –**
    - i. **Item b.ii. fixture shall not be taller than 46” and directed downward to avoid uplighting onto wall;**
    - ii. **Item b.iv. Change the word “uses.”**
  - iii. **Western middle school –**
    - i. **Item b. add phrase “proposed site of the” prior to the phrase “loading dock” for clarity.**
  - iv. **Asiana –**
    - i. **Item c. “Applicant should discuss with owner and possibly talk to town” add the phrase “about a Planting strip or freestanding planters.”;**
    - ii. **Item d. clarify the statement about the corner of the building.**

**Motion to accept minutes with the proposed amendments: LoBalbo Second: Hein (unanimous among meeting attendees)**

**Abstaining: Boldt, Cohen, Conte and Pugliese who were not at the meeting.**

- Any other Business.
  - i. **Discussed virtual meeting format and plan review.**

### III. Exterior Alteration Applications:

2. **Crush Table Tennis LLC, 255 Field Point Road**; Application: **PLPZ201900359 and PLPZ201900360** for an Exterior Alteration and Sign / Awning review for **landscaping, new railings and signage (architecture previously approved)** on a property located at 255 FIELD POINT ROAD in the GB Zone. *Last reviewed at the 11/20/19 meeting.*

**Decision Status: Submit revisions electronically for lighting and signage (email: [manastasio@greenwichct.org](mailto:manastasio@greenwichct.org)). No return required for railing and landscaping.**

*Motion:* LoBalbo *Second:* Hein

*Vote:* Unanimous (Hein, Strazza, LoBalbo, Boldt, Brake-Smith, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliese.)

#### **Notes of the Motion:**

- a. Applicant to submit dimensioned and scaled architectural rendering(s) and mechanical drawing(s) showing:
  - i. Mounting height of lighting fixtures;
  - ii. ARC recommends choosing fixtures that reflect the character of the building;
  - iii. Lumen plan to confirm compliance with Regulations;
  - iv. Signage to be placed on the left side of building with reduced height and greater spacing;
  - v. Charcoal grey letters in font Futura or Helvetica and submit color samples.
- b. Applicant may move forward with:
  - i. The railing: ARC's recommendation is charcoal gray with the pattern being a play off of the building use (i.e. circles symbolizing table tennis balls). Submit color to be used and sample.
  - ii. Landscaping: Add an Amelanchier or similar tree in planter along the patio.

3. **Khakum Wood Association at Clapboard Ridge Road**; Application **PLPZ202000072** for Exterior Alteration review **of a new entry gate at the entrance to the Association** on a property located at Khakum Wood in the RA-2 zone.

*Decision Status:* **Approved as Submitted with the following comments to be addressed.**

*Motion:* Hein *Second:* Brake - Smith

*Vote:* 10-1 (Yea - Hein, Strazza, LoBalbo, Boldt, Brake-Smith, Cohen, Contadino, Krueger, Meniconi, Pugliese/ Recused – Conte)

**Comments:**

- a. The gate to be slightly raised to make sure it clears the grades of the road and for snow removal (for practical not aesthetic reasons.)
- b. Existing yellow boxes will be removed and replaced – not abandoned.

4. **1075 Post Road Realty LLC, 1075 East Putnam Avenue**: Application **PLPZ202000078** for an Exterior Alteration review for **painting of the building to match building at 5 Riverside Lane** on a property located at 1075 East Putnam Avenue in Riverside, CT in the LBR-2 zone.

*Decision Status:* **Return to a meeting with a comprehensive master plan**

*Motion:* Hein *Second:* LoBalbo

*Vote:* Unanimous (Hein, Strazza, LoBalbo, Boldt, Brake-Smith, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliese.)

**Note of the Motion:**

- a. ARC notes that precedence denying painting of brick buildings has been in response to proposed painting being related solely to branding on buildings that do not present the scale or location compatible for painting.
- b. Based on scale and location of Aux Delices building, ARC is amenable to consider proposed painting, however the proposal in its current state is not acceptable.
- c. Painting of the brick needs to be studied as a full master plan of the area to include plans for trim, awnings, windows, fenestration and lights. Must be harmonious with the existing building.
- d. Study the choice of white—is there another color that is more harmonious?

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