

1. ARC_Agenda_2019_04_17

Documents:

[4-17-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2019_04_17

Documents:

[4-17-19 ARC REGULAR MEETING, DRAFT ACTION AGENDA.PDF](#)

3. ARC_Agenda_2019_04_17

Documents:

[4-17-19 ARC REGULAR MEETING, FINAL ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, April 17, 2019

FINAL AGENDA

Cone Room, 2nd Floor

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. Greenwich Veterinary Associates, 264 West Putnam Ave.;** Application: **PLPZ201900041** for a Sign /Awning review for **new signage on freestanding, awning, and windows** on a property located at 264 WEST PUTNAM AVENUE in the GB Zone. *Continued from 3-6-19 at which members Hein, Strazza, Cohen, Contadino, Conte, Meniconi and Brake-Smith were present.*

II. Exterior Alteration Applications:

- 1. Aquarion Water Company of CT - Havemeyer Lane Replacement Pumping Station;** Application: **PLPZ201900048** for an Exterior Alteration review for **construction of a pumping station including fencing, building lighting, installation of transformer, A/C condensers, and two hydrants, removal of trees and associated site work** on a property located at 1800 EAST PUTNAM AVENUE OLD GREENWICH in the GB Zone. *Continued from 3-6-19 meeting at which members Hein, Strazza, Cohen, Contadino, Conte, Meniconi and Brake-Smith were present.*
- 2. Alexander LLC, 21 North Water Street;** Application: **PLPZ201800552** for an Exterior Alteration review **to construct a new second floor and clearstory, with associated site work and landscaping.** on a property located at 19 and 21 NORTH WATER STREET, BYRAM in the LBR-2 Zone. *Continued from 1-23-19 meeting at which members Hein, Strazza, Conte, Meniconi and Pugliese were*

present.

3. **American Fertility Services, CT**; Application **PLPZ201800101** for an Exterior Alteration review **of new location of transformer already installed, and HVAC units, screening of gas meters on front façade, and landscaping** on a property located at 0 WESTERN JUNIOR HIGHWAY GREENWICH, CT 06830 in the R-6 zone. *Last reviewed 4-4-18.*
4. **Gramercy**; Application: **PLPZ201800385** for an Exterior Alteration review for **a new canopy** on a property located at 8 DAYTON AVENUE in the CGB Zone. *Last reviewed 9-12-18.*
5. **Warby Parker** ; Application: **PLPZ201900108** for an Exterior Alteration review for **new finishes on exterior facade, existing storefront glazing system to be refinished, addition of goose neck lighting, new non-illuminated signage** on a property located at 344 Greenwich Avenue in the CGBR zone.

III. Committee Business:

1. Acceptance of Minutes of 4-1-19 and 4-3-19 meetings.
2. Any other Business.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, April 17, 2019

DRAFT ACTION AGENDA

Cone Room, 2nd Floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM – 9:17P M

ARC Members present: Richard Hein, Chair; Mark Strazza, Vice-Chair; Peter Boldt; Rhonda Cohen; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.

Absent: James Doyle, Vice-Chair; Louis Contadino; John Conte; Katherine LoBalbo.

Staff Members present: Marisa Anastasio, Senior Planner and Jacalyn Pruitt, Planner II.

I. Committee Business:

1. Acceptance of Minutes of 4-1-19 and 4-3-19 meetings. Motion: Hein Second: Strazza Vote: unanimous

II. Sign/Awning Reviews:

2. **Greenwich Veterinary Associates, 264 West Putnam Ave.;** Application: **PLPZ201900041** for a Sign /Awning review for **new signage on freestanding, awning, and windows** on a property located at 264 WEST PUTNAM AVENUE in the GB Zone. *Continued from 3-6-19 at which members Hein, Strazza, Cohen, Contadino, Conte, Meniconi and Brake-Smith were present.*

Decision Status: Submit revisions electronically (email: [jpruitt or manastasio@greenwichct.org](mailto:jpruitt@manastasio@greenwichct.org))

Motion: Hein Second: Strazza Vote: unanimous

Submit revised plans to reflect the following:

- **Move “264” either centered below wording, or above logo on left. Can show both to determine which is preferred.**
- **Reduce logo on window to 9” , or use 18” wall mounted logo to the right of canopy.**
- **Open up the word “veterinary” a little (between the “ri” and “n”).**
- **Submit mechanical drawing of all text on window.**
- **Move all window verbiage to door.**
- **Eliminate website address from window / door signage.**
- **Applicant submitted swatch of burgundy awning.**

III. Exterior Alteration Applications:

3. Bank of America, 121 East Putnam Ave., Cos Cob. Application

PLPZ201900121 for an Exterior Alteration review for Removal of drive-up teller window and install drive-up ATM in same location, to project out additional 15", and existing canopy will be raised 16" and gas pipe line rerouted. New Lighting on a property located at 162 East Putnam Ave., Cos Cob, CT in the LBR-2 zone.

Decision Status: Return to a Meeting

Motion: Hein Second: Meniconi Vote: unanimous

Submit revised plans to reflect the following in order to be scheduled for a future meeting:

- **Submit a comprehensive lighting plan showing new and preexisting lights, keeping in mind the reflective white wall in the area of alterations, emphasis on not over-illuminating the alley way. Dark Sky standards should be employed.**
- **Lighting Regulations must be complied with, which require ≤ 0.5 footcandles at perimeter with commercial zones and ≤ 0.1 footcandles at perimeter with residential zones.**
- **Submit site plan of entire site, not just partial.**
- **Incorporate gas line either internally or incorporate seamlessly into the new addition.**
- **Identify bollards on site plan. ARC typically limits the height of lighted bollards to 30 inches, but applicant can provide documentation on alternatives if needed for car stops and unlit.**
- **Confirm architectural plans match site plan.**
- **Show proposed signage on canopy including updated clearance height limit.**
- **Review the proposed canopy dimension – why is it not as wide as new addition which it is providing cover for?**

4. **Aquarion Water Company of CT - Havemeyer Lane Replacement Pumping Station**; Application: **PLPZ201900048** for an Exterior Alteration review for **construction of a pumping station including fencing, building lighting, installation of transformer, A/C condensers, and two hydrants, removal of trees and associated site work** on a property located at 1800 EAST PUTNAM AVENUE OLD GREENWICH in the GB Zone. *Continued from 3-6-19 meeting at which members Hein, Strazza, Cohen, Contadino, Conte, Meniconi and Brake-Smith were present.*

Decision Status: Submit revisions electronically (email: manastasio@greenwichct.org)

Motion: Hein Second: Smith Vote: unanimous

Submit revised plans to reflect the following:

- **Reduce styles of fencing to two instead of three: Convert cable rail to black chain link around perimeter and sides.**
- **Provide 4 x 4 Mock up on site and contact staff to schedule ARC review.**

5. **Alexander LLC, 21 North Water Street**; Application: PLPZ201800552 for an Exterior Alteration review **to construct a new second floor and clearstory, with associated site work and landscaping.** on a property located at 19 and 21 NORTH WATER STREET, BYRAM in the LBR-2 Zone. *Continued from 1-23-19 meeting at which members Hein, Strazza, Conte, Meniconi and Pugliese were present.*

Decision Status: Submit revisions electronically (email: manastasio@greenwichct.org)

Motion: Hein Second: Pugliese Vote: unanimous

Submit revised plans to reflect the following:

- **Major windows on façade revised from single to 3 light panel window on west façade and main entry façade.**
- **Add third color to complement painted brick and new second floor. New color should reflect the grey of roof and should be used on the cornice board/door/band/window trim.**
- **Add additional layer of trim to windows on 1st floor.**
- **Additional landscape screening on North Water Street to soften location of windows.**
- **Study 2nd story window to be more harmonious with clerestory.**
- **Add 3rd window at center, above entry façade.**
- **No changes proposed to lighting.**

6. **American Fertility Services, CT**; Application **PLPZ201800101** for an Exterior Alteration review **of new location of transformer already installed, and HVAC units, screening of gas meters on front façade, and landscaping** on a property located at 0 WESTERN JUNIOR HIGHWAY GREENWICH, CT 06830 in the R-6 zone. *Last reviewed 4-4-18. Correction: Last reviewed 5-2-18.*

Decision Status: Return to a Meeting

Motion: Hein Second: Strazza Vote: unanimous

Submit revised plans to reflect the following in order to be scheduled for 5/8 meeting:

- **Review Bollards. Confirm the height is what was approved. ARC typically limits illuminated bollards to 30”.**
- **Provide screening for trash area.**
- **ARC appreciates transformer screening with bollards and landscaping.**
- **Eliminate boxwood accents in landscape hedge at base – use taxus solely.**
- **Study the entry portico, gas meter screening element and the resulting 4 foot gap between the two. Some suggestions are to extend canopy to the right or make the meter screen more architecturally significant.**
- **Review the roof leaders that stand out prominently on the building due to color and location.**

7. **Gramercy**; Application: **PLPZ201800385** for an Exterior Alteration review for **a new canopy** on a property located at 8 DAYTON AVENUE in the CGB Zone. *Last reviewed 9-12-18.*

Decision Status: Submit revisions electronically (email: manastasio@greenwichct.org)

Motion: Hein Second: Smith Vote: unanimous

Submit revised plans to reflect the following:

- **Remove sconces and replace with LED strip.**
- **Add Two gutters to left and right of entry.**

8. **Warby Parker** ; Application: **PLPZ201900108** for an Exterior Alteration review for **new finishes on exterior facade, existing storefront glazing system to be refinished, addition of goose neck lighting, new non-illuminated signage** on a property located at 344 Greenwich Avenue in the CGBR zone.

Decision Status: Return to a Meeting

Motion: Hein Second: Boldt Vote: unanimous

Submit revised plans to reflect the following in order to be scheduled for future meeting:

- **Present the elevation within the context of the other four storefronts, at a minimum.**
- **Document the existing base board, pilaster, sign board and soffit of existing Warby location and other storefronts.**
- **Identify property line on survey.**
- **Lighting should be less than 3000 K.**
- **Work with staff and Zoning Enforcement to get clarification on sign board calculations.**
- **ARC notes the Dunkin Donuts / Black Oak Velo building and project in Old Greenwich as similar to this situation.**

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Staff Members present: Marisa Anastasio, Senior Planner and Jacalyn Pruitt, Planner II.

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Motion: Hein Second: Smith Vote: unanimous

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