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
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 facade, 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.

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**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 – 9:17PM

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)  
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.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, April 17, 2019
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Town Hall, 101 Field Point Road, Greenwich
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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

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   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)
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”).
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Decision Status: Return to a Meeting
Motion: Hein Second: Meniconi Vote: unanimous
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Decision Status: Submit revisions electronically (email: manastasio@greenwichct.org)

Motion: Hein Second: Smith Vote: unanimous

Submit revised plans to reflect the following:

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Motion: Hein Second: Pugliese Vote: unanimous

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Motion: Hein Second: Boldt Vote: unanimous

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