

1. ARC_Agenda_2022_04_20

Documents:

[4-20-22 ARC MEETING, FINAL AGENDA REVISED.PDF](#)

2. ARC_Agenda_2022_04_20

Documents:

[4-20-22 ARC MEETING ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA revised
Regular Meeting

Wednesday, April 20, 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. **100 East Putnam LLC, 100 East Putnam Avenue; Application PLPZ202000101** for Exterior Alteration **review of Construction Documents for demolition of existing bank building and construction of new structure with retail/bank on first floor and 22 residential units under 6-110 on second and third floors** on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone. *Last reviewed at the 2-16-22 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Pugliese were present.*
View updated plans [here](#).
2. **Renamba Greenwich LLC (owner), Ambassador Greenwich, 0 Old Track Road Application 202200026** for Exterior Alteration review for construction of a **new 3 ½ story managed residential community development with 134 units, walkways, patio/garden, underground parking, new lighting and landscaping** on a property located at 0 Old Track Road in the GB-MRCO zone. *Preliminary Site Plan and Text Amendment applications, PLPZ202100329 and 330, have been reviewed by the P+Z Commission. Last reviewed at the 2-16-22 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Pugliese were present.*
View updated plans [here](#).
View initial application [here](#).

3. **New Greenwich Park, LLC, 51 Weaver St., Application 202200064** for Exterior Alteration review for **a new rooftop pergola on the third floor of Building 3, Greenwich Office Park, with space heaters and LED lights installed on façade**, on a property located at 51 Weaver St., in the GBO zone. *Last reviewed at the 3-16-22 meeting at which members Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Pugliese were present.*
View updated plans [here](#).
View initial application [here](#).

4. **FM Greenwich Owner LLC, 1700 East Putnam Avenue, Application PLPZ 2022 00139** for Exterior Alteration review **for lobby renovation including new curtain wall, elimination of copper eyebrow, and relocation of entry vestibule** on a property located at 1700 East Putnam Avenue in the GB 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 20, 2022 7:02 pm – 10:56 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052 Password: 5768541**

Members Present: Richard Hein, Chairperson (left 9:35); John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt (arrived 7:10, left 9:30); Heidi Brake-Smith; Rhonda Cohen (arrived 7:15); Leander Krueger (arrived 7:42); Katherine LoBalbo; and Paul Pugliese (left 8:30)

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

I. Exterior Alteration reviews:

1. **100 East Putnam LLC, 100 East Putnam Avenue; Application PLPZ202000101** for Exterior Alteration **review of Construction Documents for demolition of existing bank building and construction of new structure with retail/bank on first floor and 22 residential units under 6-110 on second and third floors** on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone.

Decision Status: **Electronic Return**

Motion: Hein Second: Boldt Vote: 9-0 unanimous

The applicant to submit updated documentation (email plans to manastasio@greenwichct.org) to address:

- a. the louver articulation and the color of the gray panel in the interior courtyard

2. **Renamba Greenwich LLC (owner), Ambassador Greenwich, 0 Old Track Road Application 202200026** for Exterior Alteration review for construction of a **new 3 ½ story managed residential community development with 134 units, walkways, patio/garden, underground parking, new lighting and landscaping** on a property located at 0 Old Track Road in the GB-MRCO zone. **View initial application [here](#).**

Decision Status: **Applicant to return with 50% construction documents**

Motion: Hein Second: Conte Vote: 7-0-1 (yea - Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Krueger / recused -LoBalbo)

The applicant to return to ARC at 50% completion of construction documents with updated plans to address the following (email to manastasio@greenwichct.org):

- a. further review the 4 large trees to be removed on survey and take measures to protect these large shade trees;
- b. diversify the planting on hillsides vs. planting all arborvitae;
- c. celebrate the asymmetry of massing (reference to Pickwick Arms);
- d. revisit the articulation of gables on facade and porte cochere;
- e. maximize shade on driveway circle and sidewalks with additional shade trees to minimize heat island effect.

3. **New Greenwich Park, LLC, 51 Weaver St., Application 202200064** for Exterior Alteration review for **a new rooftop pergola on the third floor of Building 3, Greenwich Office Park, with space heaters and LED lights installed on façade**, on a property located at 51 Weaver St., in the GBO zone.

Decision Status: **Approved with modifications**

Motion: Conte Second: LoBalbo Vote: 6-0 (Conte, Meniconi, Brake-Smith, Cohen, Krueger, LoBalbo)

The applicant to submit final plans to reflect the following (email to manastasio@greenwichct.org):

- a. LED window lighting is not approved.
- b. All lighting, other than the two door lights needed for safety/visibility, must be located below the existing railing which will act as a shield.
- c. ARC accepts the dark bronze finish for the pergola.
- d. ARC notes this approval is not intended as a precedent for Greenwich Office Park.

4. **FM Greenwich Owner LLC, 1700 East Putnam Avenue, Application PLPZ 2022 00139** for Exterior Alteration review **for lobby renovation including new curtain wall, elimination of copper eyebrow, and relocation of entry vestibule** on a property located at 1700 East Putnam Avenue in the GB zone.

Decision Status: **Return to Meeting**

Motion: Conte Second: Meniconi Vote: 6-0 (Conte, Meniconi, Brake-Smith, Cohen, Krueger, LoBalbo)

The applicant to submit updated plans to reflect the following (email to manastasio@greenwichct.org and 1 hard copy to P+Z office, to be scheduled for another ARC meeting):

- a. Update the color scheme to rectify warm vs. cool, ARC recommends a warmer metal color, not gold or bronze;
- b. Provide samples / photos of all colors and materials;
- c. Eliminate any lighting that results in uplighting of the façade – uplighting is not permitted per the Building Zone Regulations;
- d. Provide further explanation of the relocation of the entrance vestibule ie. are there any safety concerns, can it be better integrated into design?;

- e. Provide comprehensive photo exhibit of the full front façade of building;
- f. Explore reconfiguring the front paving and/or updated the paving color to address the incongruity of the straight area to the curved area;
- g. ARC strongly encourages landscaping be added to front of building.

II. Committee Business:

1. Any business. Vice Chair Conte discussed the possibility of reviewing projects at the CO / as built stage to see the outcome of ARC decisions.

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.