

## 1. Meeting Materials

### Documents:

MAY 2, 2018 ARCHITECTURAL REVIEW COMMITTEE REGULAR MEETING  
ACTION AGENDA.PDF

MAY 2, 2018 ARCHITECTURAL REVIEW COMMITTEE REGULAR MEETING  
AGENDA REVISED.PDF

MAY 2, 2018 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA  
REGULAR MEETING.PDF

ARCHITECTURAL REVIEW COMMITTEE  
ACTION AGENDA

Wednesday, May 2, 2018

\*\*\*\*\* Town Hall Meeting Room \*\*\*\*\*

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

ARC Members Present: Richard Hein, Chairman; Mark Strazza, Vice-Chairman; Katherine LoBalbo, Secretary; Heidi Brake-Smith; Rhonda Cohen; Louis Contadino; John Conte;

ARC Staff present: Marisa Anastasio, Senior Planner

1. **Greenwich Academy, Inc., 16 Ridgeview Avenue**

Application **PLPZ201800077** for an Exterior Alteration review for a new building, landscaping, mechanicals, and site lighting, as well as a temporary modular classroom, on a property located at 16 RIDGEVIEW AVENUE, GREENWICH in the RA-1 zone. *Previously heard on the 4/4/18 meeting.*

DECISION STATUS: **Does not return to meeting**

(Motion: Brake-Smith Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Brake-Smith, Cohen, Contadino, Conte

**Resubmit the planting plan and any other associated plans required by the following recommendations, electronically:**

- Trees proposed around quad lawn should be four (4) matching red maples, 18' tall and 4 - 5" caliper.
- Add a flower bed to separate drive and walkways in front.
- Extend sidewalk and make symmetrical with front façade.
- Add tabature / fascia board above the first story.
- Review timing of lights with P+Z.
- Lighting fixtures approved as shown -- 3000 Kelvin shielded sconces, cannot illuminate the building.

2. **Sound View and Field Point Residential Development;**

Application **PLPZ2017 00108** for Exterior Alteration **for review of the construction documents** on a property located at 115 FIELD POINT ROAD, 125 FIELD POINT ROAD, 1 SOUND VIEW DRIVE, GREENWICH in the R-6 zone.

**DECISION STATUS: Return to Meeting to provide any documentation and samples necessary to supplement the current construction drawings, renderings, and samples, in order to clearly represent final details, materials, and design, based on the specific recommendations outlined in the decision below.**

(Motion: LoBalbo Second: Conte)

Voting in favor: Hein, Strazza, LoBalbo, Brake-Smith, Cohen, Contadino, Conte

ARC recommends submitting a drawing depicting a 20 foot by 2 story high rendered elevation of the buildings with details, based on the construction drawings, showing materials, and specifically how those materials interact with each other including window sill, rain screen, porcelain panel, metal panel, stucco, leaders, gutters. This drawing should be similar to an on-site mock up panel and should include or resolve the following details. Any necessary samples should also be provided:

**Building Materials:**

- Resolve the conflict between the vertical and horizontal break metal details – need to be harmonious.
- Clearly show the height of the break metal.
- Provide final window details: ARC recommends wood clad or authentic wood windows to depart from the band. Provide sample.
- Provide detail of window shades.
- ARC recommends, in regard to rain screen, baguettes, break metal, stucco, porcelain: either match colors more accurately or create deliberate break between differing textures and colors. Provide accurate samples.

**Glass canopies/awnings :**

- Revise canopy detail to show a thinner profile and shorten length by about one panel (currently 5 panels long).
- Align the canopies with the pathway to resolve the kinks in pathways.
- Align with terraces.

**Existing site inventory:**

- Provide inventory of current vegetation and protection measures.
- Provide current arborist report.
- Commit to an ongoing arborist report.
- Commit to preserve trees.
- Provide any mitigation necessary.

**Landscape plan recommendation:**

Revisit the proposed pin oak trees along streetscape. Intention was to use broad shade trees vs. maple trees. Landscape architect should create a more harmonious streetscape with consistent spacing and proportional use of trees across the site.

3. **American Fertility Services, CT**; Application **PLPZ201800101** for an Exterior Alteration review for façade renovations, new landscaping and site lighting on a property located at 0 WESTERN JUNIOR HIGHWAY GREENWICH, CT 06830 in the R-6 zone. *Previously heard on the 4/4/18 meeting.*

DECISION STATUS: **Does not return to meeting**

(Motion: Strazza Second: Brake-Smith)

Voting in favor: Hein, Strazza, LoBalbo, Brake-Smith, Cohen, Contadino, Conte

**Resubmit the following information electronically:**

- Submit updates to elevation and proportions of windows.
- Add one or more Birch trees, 12' tall multi- stem birch, in place of Japanese Maple.
- Consider feature strip to connect side entrance, consider an apron.
- Match vertical windows to horizontal windows to the left: to be the same dimension, but placed vertically.
- Provide glass samples and grout samples.
- Provide mock-up of grout on brick.

4. **255 Glenville LLC, 253-255 Glenville Road**

Application: **PLPZ201800133** for an Exterior Alteration review for construction of additions, curtain wall, panel system, new storefront system, and generator on a property located at 253 GLENVILLE ROAD, GREENWICH in the LBR-2 zone.

DECISION STATUS: **Return to meeting**

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Brake-Smith, Cohen, Contadino, Conte

**Resubmit the following information:**

- Provide comprehensive landscape design, commensurate with design of building.
- Submit context drawing of abutting buildings, in elevation and section, in both directions.
- Review scale, appears incompatible with neighborhood. Context drawing is important.
- Consider brick façade.

5. **Banks property, 4 Armonk Street**

Application **PLPZ 201800103** for an Exterior Alteration review for construction of a new mixed use building and associated site work on a property located at 4 ARMONK STREET, GREENWICH in the LBR-2 zone.

**Application POSTPONED**

6. **Greenwich Lamborghini, 300 West Putnam Avenue**

Application **PLPZ 2018 00053** for an Exterior Alteration review to construct a new automotive sales and service building on a property located at 300 WEST PUTNAM AVENUE GREENWICH in the GB zone.

*(previously heard on the 3/14/18 and 4/4/18 meetings)*

**DECISION STATUS: Does not return to meeting**

(Motion: Strazza Second: Brake-Smith)

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Conte

**Latest plans are acceptable to ARC, with the following updates to be submitted electronically:**

- Add fenced, granite strip, with plantings if possible, between the two parking areas.
- Review lighting with P+Z especially in regard to residential neighbors.
- Any proposed signage must return to a meeting.

**7. Pathways, 8 Sinawoy Road**

**Application PLPZ 201800174** for an Exterior Alteration review for construction of a new building with landscaping and lighting in on a property located at 8 SINAWOY ROAD, COS COB in the R-7 zone.

DECISION STATUS: **Return to meeting**

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Brake-Smith, Cohen, Contadino, Conte

**Resubmit the following information:**

- Study the ridge detail as it is currently too pronounced. Provide detail of gable / fascia.
- Study front entrance – consider bringing in public under the covered porch vs the proposed entrance adjacent to cemetery.
- Review window typology: ARC recommends double hung with simulated divide and consistency.
- Review reducing amount of cathedral roof.
- Planting plan to include photos and assessment of trees, inventory, size and caliper of proposed plantings.
- Provide site context elevations along Sinawoy and Taylor.
- Provide preservation program for protection of cemetery stonewall.



**NOTE:**

**AT THE MEETING:**

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For ALL Exterior Alteration applications, applicants are required to **bring eight (8) sets of all previously submitted plans to the meeting**. These should be brought as pre-assembled packets for the Committee members. Exterior Alteration plans must be full size and scalable; reductions will not be reviewed. **If these plans are not brought to the meeting, YOU WILL NOT BE HEARD**, and must wait until a subsequent ARC meeting. The applicant should also bring all color samples and materials to the meeting.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.

**On future agendas:**

**Putnam 600 Acquisition LLC 581-585 West Putnam Avenue**; Application: PLPZ2018 00016 for an Exterior Alteration to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished) on property located at 585 WEST PUTNAM AVENUE GREENWICH, CT 06831 and 581 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the GBO Zone. Proposed use: Mixed use Existing use: Mixed use

**500 West Putnam Avenue**; Application PLPZ2017 00561 for an Exterior Alteration Exterior to construct a 75,283 sq. ft. residential structure with 50 units on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone. Proposed use: mixed use Existing Use: mixed use

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