

1. ARC_Agenda_2023_05_03

Documents:

[5-3-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2023_05_03

Documents:

[5-3-23 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, May 3, 2023 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. River House Adult Day Center, 125 River Rd. Ext., Application 202300134** for Exterior Alteration review **for replacement of previous entry canopy with new brick and metal canopy/porte cochere** on a property located at 125 River Road Extension in the LB zone.
View application [here](#).
- 2. Ultimate Professional Grounds Management, LLC, 288 Valley Road Application 202300079** for Exterior Alteration review **for placement and screening of rubbish area** on a property located at 288 Valley Road, Cos Cob, in the LBR-1 zone.
View application [here](#).
View staff correspondence [here](#).
- 3. Mikes Organic, 600 East Putnam Ave. Application 202200079** for Exterior Alteration review **for review of landscaping in response to final Certificate of Occupancy request** on a property located at 600 East Putnam Ave. in the LB zone.
View approved landscaping plan [here](#) and as built landscaping plan [here](#).
View additional documentation [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, May 3, 2023 7:01 pm – 7:48 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052 Password: 5768541**

*Please click [here](#); to listen to the audio recording file (.m4a) of the entire meeting.
Please click [here](#); to read the transcribed audio file (.txt) of the entire meeting.*

Attendance: Richard Hein, Chairperson; John Conte, Vice Chairperson (*led the meeting*);
Graziano Meniconi, Secretary (*arrived at 7:05*); Leander Krueger; Rhonda Cohen; Peter Boldt
Staff: Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

I. Exterior Alteration reviews:

1. **River House Adult Day Center, 125 River Rd. Ext., Application 202300134** for Exterior Alteration review **for replacement of previous entry canopy with new brick and metal canopy/porte cochere** on a property located at 125 River Road Extension in the LB zone.

View application [here](#).

Decision Status: Return to a meeting

Motion: Conte Second: Hein Vote: 6-0 (voting: Hein, Conte, Meniconi, Krueger, Cohen, Boldt)

Applicant to update plans to reflect the following:

- a. **ARC finds the canopy an important functional element for the building.**
 - b. **The cupola needs more study. Suggest eliminating it or streamlining the idea of it.**
 - c. **ARC requests the architect study a more simplistic structure that is sympathetic to the existing structure's architecture style and elements, which is thought of be "very elegant" by the committee.**
2. **Ultimate Professional Grounds Management, LLC, 288 Valley Road Application 202300079** for Exterior Alteration review **for placement and screening of rubbish area** on a property located at 288 Valley Road, Cos Cob, in the LBR-1 zone.
View application [here](#). View staff correspondence [here](#).

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Decision Status: Return to a meeting

No Motion. The applicant did not attend the meeting, but the Committee discussed the application to help the application move forward in the process.

Applicant to update plans to reflect the following:

- a. **The Committee asks staff to review the recent application for this site to determine if the dumpster location was already reviewed;**
 - b. **The Committee requests that a fence and plantings be added to screen the dumpster to meet compliance with Section 6-192;**
 - c. **The Committee asks staff to review all documentation and determine if a return to a meeting is needed or if it can be handled administratively.**
3. **Mikes Organic, 600 East Putnam Ave. Application 202200079** for Exterior Alteration review **for review of landscaping in response to final Certificate of Occupancy request** on a property located at 600 East Putnam Ave. in the LB zone.
View approved landscaping plan [here](#) and as built landscaping plan [here](#).
View additional documentation [here](#).

Decision Status: Accept As-Built Plan as Provided for Final CO Endorsement

Motion: Conte Second: Hein Vote: 6-0 (voting: Hein, Conte, Meniconi, Krueger, Cohen, Boldt)

Applicant to update plans to reflect the following:

- a. **The Committee asks the applicant in good faith to follow up with Green & Clean and/or The Greenwich Tree Conservation, to see if they have any avenues to install a pollinator garden/ meadow planting within the State's current lawn areas. (The Town's Conservation Dept. may also have resources in navigating the State system to promote pollinator plantings.)**
- b. **ARC appreciates the owner's ongoing maintenance of these areas over the years that are owned by the State.**
- c. **ARC notes the importance of the existing maple tree at the intersection and ask the owner to look after it.**
- d. **It was noted a dimmer switch was installed for control of the signage lighting. ARC requests the lighting be dimmed at night.**

II. Committee Business:

1. **Any business. None.**

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