

1. ARC_Agenda_2022_05_04

Documents:

[5-4-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2022_05_04

Documents:

[5-4-22 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, May 4, 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=bVpDelhRSHNEYWc3NnJiWmM3RUdDQ09>

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. Progress Reviews:

1. **Bachi Byberi, 2 South Water St., application PLPZ 2021 00391**, for Exterior Alteration review **to construct outdoor dining deck above the existing parking area on the rear of the current building (a restaurant use) with proposed landscaping and lighting, for seasonal outdoor dining**, on a property located at 2 South Water Street in the WB Zone. *Last reviewed at the 4-6-22 meeting at which members Hein; Conte; Boldt; Cohen; Contadino, Krueger, and Pugliese were present.*
View progress plans [here](#).

II. Exterior Alteration reviews:

1. **Vinci Gardens Senior Housing, 71 Vinci Drive; Application PLPZ202200045** for Exterior Alteration review **for construction of a new 4-story 52-unit residential structure, reconfiguration of parking areas and drives, new landscaping and lighting** on a property located at 71 Vinci Dr. in the R-PHD-E zone. *Last reviewed at the 3-2-22 meeting at which members Hein; Meniconi; Boldt; Brake-Smith; Cohen; Krueger, LoBalbo; and Pugliese were present.*
View revised plans [here](#).
View initial application [here](#).
2. **Pickwick Properties, LLC, 3 East Putnam Ave., Application PLPZ202200098** for Exterior Alteration review for **new roof level terrace** on a property located at 3 East

Putnam Avenue in the CGBR zone. *Last reviewed at the 4-6-22 meeting at which members Hein; Conte; Boldt; Cohen; Contadino, Krueger, and Pugliese were present.*

View revised plans [here](#).

View initial application [here](#).

3. **River Landing Association, 115 River Road , Application PLPZ 202200148** for Exterior Alteration review for **replacement of planking with new IDE, replacement of railings with cable railing and new lighting along the River Landing Boardwalk** at a property located at 115 River Road, Cos Cob, in the WB zone.
View application [here](#).
4. **Eagle Hill School, 45 Glenville Road, Application PLPZ202200183** for Exterior Alteration review for **new covered pavilion, driveway modifications, landscaping updates, lighting of stone tower** at a property located at 45 Glenville Road in the RA-2 zone. **View application [here](#).**
5. **100 West Putnam LLC, 100 West Putnam Ave. Application PLPZ202200199** for Exterior Alteration review **for installation of a new patio with lighting and landscaping on a property** located at 100 West Putnam Avenue in the CGB zone.
View application [here](#).

III. 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 4, 2022 6:59pm -11:37 pm

Zoom Virtual Meeting

Webinar ID: 846 0372 5052 Password: 5768541

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt; Heidi Brake-Smith; Rhonda Cohen; Louis Contadino; Leander Krueger; and Paul Pugliese

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

I. Exterior Alteration reviews:

1. **Vinci Gardens Senior Housing, 71 Vinci Drive; Application PLPZ202200045** for Exterior Alteration review **for construction of a new 4-story 52-unit residential structure, reconfiguration of parking areas and drives, new landscaping and lighting** on a property located at 71 Vinci Dr. in the R-PHD-E zone. *Last reviewed at the 3-2-22 meeting at which members Hein; Meniconi; Boldt; Brake-Smith; Cohen; Krueger, LoBalbo; and Pugliese were present.*

Decision Status: **Electronic Return (email pdf plans to Marisa.Anastasio@greenwichct.org)**
Motion: Hein Second: Conte Vote: 9-0 unanimous

The applicant to submit revised plans to address the following notes:

- a. **ARC finds that the project has improved significantly from first iteration and appreciates the work of the housing authority and the architects with regard to site plan and proportion of building.**
- b. **Regarding the façade and roof massing – applicant should address the right hand mass where the mansard stops arbitrarily - consider a different break here.**
- c. **Address the North elevation which is a blank façade visible upon the approach to the site –consider adding a window here.**
- d. **Create effective massing and proportion either through veneer, stone, brick or other material. ARC finds that the stone and siding being the same color is not effective in regard to the massing and that the stone works as base material, but not necessarily on the vertical.**
- e. **Color scheme should reference the existing building – does not have to match, but would be more successful if colors, finishes, palette, textures were not foreign to existing building.**
- f. **Add greenery at base of building if possible.**
- g. **Add trees: even two trees added to the arrival space / courtyard will create a gateway.**
- h. **Landscaping plan achieves a good variety of species, but sizes of trees and plantings**

should be increased if possible. ARC Vice Chair John Conte will review the updated landscaping plan once submitted.

- i. **ARC is amenable to meeting with the applicants during a special meeting to help expedite the ARC review.**

2. **Pickwick Properties, LLC, 3 East Putnam Ave., Application PLPZ202200098** for Exterior Alteration review for **new roof level terrace** on a property located at 3 East Putnam Avenue in the CGBR zone. *Last reviewed at the 4-6-22 meeting at which members Hein; Conte; Boldt; Cohen; Contadino, Krueger, and Pugliese were present.*

Decision Status: **Electronic Return (email pdf plans to Marisa.Anastasio@greenwichct.org)**
Motion: Brake-Smith Second: Conte Vote: 8-1 (yeas - Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, Krueger, Pugliese / nay- Hein)

The applicant to submit documentation to address the following:

- a. **Applicant to create an on-site mockup using PVC pipe of similar diameter to proposed railing. ARC to review mockup with the view from street level and how the proposal fits with the existing building as their major points of concern.**
 - b. **Provide all specs of lighting fixtures – Kelvin rating, number of fixtures and photometrics. Lighting must meet footcandle maximum at property line (0.5 in commercial zones per Building Zone Regulations) with any necessary shielding installed to reduce off site glare.**
 - c. **It is noted that no umbrellas or shade structures are shown on plans. Any change requires further ARC review.**
 - d. **The two new doors / store openings with ramps are acceptable to ARC.**
 - e. **The proposed planter structure is acceptable to ARC.**
 - f. **The condenser will be screened from off site as shown on plans.**
3. **River Landing Association, 115 River Road , Application PLPZ 202200148** for Exterior Alteration review for **replacement of planking with new IDE, replacement of railings with cable railing and new lighting along the River Landing Boardwalk** at a property located at 115 River Road, Cos Cob, in the WB zone.

Decision Status: **Approved as submitted**

Motion: Hein Second: Conte Vote: 8-0-1 (yeas – Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Krueger, Pugliese / recused - Contadino)

4. **Eagle Hill School, 45 Glenville Road, Application PLPZ202200183** for Exterior Alteration review for **new covered pavilion, driveway modifications, landscaping updates, lighting of stone tower** at a property located at 45 Glenville Road in the RA-2 zone.

Decision Status: **Does not Return**

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

Does not return to ARC, moves forward to P&Z with the following recommendations:

- a. **Revisit the rain management – is there another option besides the proposed roof gutters?**
- b. **Regarding lighting of tower – limit lumen levels as to not be distracting or overpowering, especially important within this residential neighborhood. ARC recommends simulating moonlight.**
- c. **Keep some of the existing greenery on the tower to keep a softened, less ominous look.**
- d. **ARC agrees with the recommendation of tree warden to take the very tall tree down and leave smaller Norway Spruce.**
- e. **Proposed signage requires Sign/Awning application.**

5. **100 West Putnam LLC, 100 West Putnam Ave. Application PLPZ202200199 for Exterior Alteration review for installation of a new patio with lighting and landscaping on a property located at 100 West Putnam Avenue in the CGB zone.**

Decision Status: **Return to Meeting (submit updated plans via pdf to Marisa.Anastasio@greenwichct.org and one hard copy to P+Z office to be scheduled for ARC meeting)**

The applicant can submit updated plans for further review. ARC findings on the proposal are as follows:

- a. **Scale, use, landscaping and proposed location are not in character with this modern and important building. The existing grass expanse up to the monolithic building achieves a modern aesthetic. The proposed patio with numerous plantings does not work aesthetically.**
- b. **ARC finds that the private patio on the front façade of an important commercial building within a major commercial area and intersection is not appropriate.**

II. Progress Reviews:

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Decision Status: **Electronic Return (email plans to Marisa.Anastasio@greenwichct.org)**
Motion: Hein Second: Pugliese Vote: 9-0 unanimous

The applicant to submit updated plans to reflect the following:

- a. **ARC Appreciates the deck has been moved and scaled back.**

- b. Monochromatic grey and/or limited color palette must be implemented.**
- c. Color swatches and finishes shall be submitted.**
- d. Provide a photometric plan for all light fixtures. Install any shielding necessary to eliminate off site glare.**
- e. Move the two wall lighting fixtures lower (ie, just above door frame) and find a more decorative fixture to use.**

III. Committee Business:

- 1. Any business.

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