

1. Final Agenda

Documents:

[5-6-2020 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2020_05_06

Documents:

[5-6-20 ARC REGULAR MEETING, FINAL AGENDA REV.PDF](#)

3. ARC_Agenda_2020_05_06

Documents:

[5-6-20 ARC REGULAR ACTION AGENDA DRAFT.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE
Regular Meeting
FINAL AGENDA

Wednesday, May 6, 2020, 7:00pm

VIRTUAL MEETING to be held via Zoom

Please click the link below to view, listen, and/or participate in this meeting:

<https://greenwichct.zoom.us/j/94858869969?pwd=L2ZqUGQvaUZ0NEFlUEpYK2d0dWNIUT09>

Password: 0819355

Or you may listen, and/or participate in this meeting by calling the following: By Telephone:
+1 646 518 9805; Webinar ID: 948 5886 9969; Password: 0819355

I. Committee Business:

1. Review of Minutes of 4-15-2020 meeting.
2. Any other Business.

II. Exterior Alteration Applications:

1. **Greenwich Water Club, 50 River Road**; Application: **PLPZ201900510** for an Exterior Alteration review **for proposed landscaping and lighting at the Squash House** on a property located at 50 RIVER ROAD COS COB in the R-7-HO Zone.
2. **Innis Arden, 120 Tomac Avenue**; Application **PLPZ202000084** for an Exterior Alteration **for a new clubhouse on the East side of Tomac Avenue with revised landscaping and lighting** on a property located at 120 Tomac Avenue in the R-12 zone.

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 alan.barry@greenwichct.org as soon as possible in advance of the event.

ARCHITECTURAL REVIEW COMMITTEE
Regular Meeting
FINAL AGENDA revised

Wednesday, May 6, 2020, 7:00pm

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2. **Innis Arden, 120 Tomac Avenue**; Application **PLPZ202000084** for an Exterior Alteration **for a new clubhouse on the East side of Tomac Avenue with revised landscaping and lighting and construction of a new warming hut and paddle tennis platforms on the West side of Tomac Ave.** on a property located at 120 Tomac Avenue in the R-12 zone.

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ARCHITECTURAL REVIEW COMMITTEE
Regular Meeting
FINAL AGENDA

Wednesday, May 6, 2020, 7:00pm – 9:50pm

Zoom Virtual Meeting

Members Present: Richard Hein, Chairperson (left at 9:20pm); Mark Strazza, Vice-Chairperson; Rhonda Cohen, Peter Boldt, Heidi Brake-Smith; John Conte; Leander Krueger; Graziano Meniconi, Paul Pugliese.

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

I. Committee Business:

1. Review of Minutes of 4-15-2020 meeting. Motion - Hein 2nd – Strazza Unanimous Approved with corrections:
 - i. Crush Table Tennis – item bi. Add “or squares” as a pattern option.
 - ii. 1075 East Putnam Ave – change “master plan” to “color study in relation to buildings adjacent to the subject building proposed to be painted.”
2. Other Business.

II. Exterior Alteration Applications:

1. **Greenwich Water Club, 50 River Road**; Application: **PLPZ201900510** for an Exterior Alteration review **for proposed landscaping and lighting at the Squash House** on a property located at 50 RIVER ROAD COS COB in the R-7-HO Zone.

Decision Status: **Submit revisions electronically (email: manastasio@greenwichct.org).**

Motion: Conte Second: Hein

Vote: 8-0-1 (Hein, Strazza, Boldt, Brake-Smith, Cohen, Conte, Krueger, Meniconi / recused: Pugliese.)

The applicant shall submit revised plans to reflect the following:

- i. **Reallocate previously approved trees along the driveway to a location in front to break up the mass of the new wing;**
- ii. **Add 3 new 10-12' river birch to the front and 7 new 5-gal endless summer hydrangea next to the row of arbor vitae (or L.A. can propose other species);**
- iii. **Add 3 more hydrangea in rear next to handicapped ramp (or L.A. can propose other species);**

2. **Innis Arden, 120 Tomac Avenue**; Application **PLPZ202000084** for an Exterior Alteration **for a new clubhouse on the East side of Tomac Avenue with revised landscaping and lighting and construction of a new warming hut and paddle tennis platforms on the West side of Tomac Ave.** on a property located at 120 Tomac Avenue in the R-12 zone.

Decision Status: **Return to a meeting.**

Motion: Strazza Second: Brake-Smith

Vote: 8-0 (Strazza, Boldt, Brake-Smith, Cohen, Conte, Krueger, Meniconi, Pugliese.)

Applicant to submit revised plans to address the following:

- i. **Provide elevations of clubhouse building and elevation drawings that tie warming hut and existing buildings to the campus;**
- ii. **Submit drawings “zoomed in” around the pool, paddle house, existing clubhouse and proposed clubhouse;**
- iii. **Review vehicle and pedestrian flow, including the location of the pedestrian walkway and crosswalk and parking areas, and provide a grand entrance;**
- iv. **Show the alignment of the proposed clubhouse building to the existing pool facility building;**
- v. **Submit contextual photos and drawings of campus and prioritize which elements will be used;**

- vi. **Place the Innis Arden gate in a more prominent location;**
- vii. **Revisit line of arborvitae on the east side and update to a more naturalistic buffer;**
- viii. **Confirm the height of the Paddle Tennis court lights;**
- ix. **Submit photometric plan;**
- x. **Submit material samples and glass color for windows;**
- xi. **Need screening material on the east side. Applicant needs to study the lower level along the east side of the building;**
- xii. **Show full extent of new landscaping for entire scope of project;**
- xiii. **Submit a perspective drawing of main building;**
- xiv. **Submit roof material with color sample;**

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