

1. ARC_Agenda_2023_05_17

Documents:

[5-17-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2023_05_17

Documents:

[5-17-23 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, May 17, 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. Greenwich Country Day School, 401 Old Church Road, Application PLPZ 2023 00036** for Exterior Alteration concept review for **gymnasium renovation on main campus including lighting, landscaping and mechanicals** on a property located at 401 Old Church Road and 50 Fairfield Road in the RA-1 zone. *Last reviewed at the 4/19/23 meeting at which members Hein, Meniconi, Boldt, Brake-Smith, Cohen, Krueger and Pugliese were present.*
View previous plans [here](#).
View updated plans [here](#).
- 2. Berkley Insurance, 475 Steamboat Road Application PLPZ 202200527** for Exterior Alteration review **to construct new guardhouse, renovate existing building including replacement of rooftop mechanicals/HVAC, ground mounted generator, and associated screening** on a property located at 475 Steamboat Road in the GB zone. *Last reviewed at the 12/7/22 meeting at which members Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, Krueger, Pugliese were present.*
View initial application [here](#).
View revised plans [here](#).

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.

3. **Greenwich Place, 0 Western Junior Hwy, Application PLPZ 2023 00069** for Exterior Alteration review for **renovations and additions to clubhouse, relocation of community in-ground pool including ADA updates and relocation of sewer and stormwater lines, new lighting and landscaping** on a property located at 0 Western Junior Highway in the R-6 zone. *Last reviewed at the 4/5/23 meeting at which members Conte, Meniconi, Boldt, Brake-Smith, Contadino, and Krueger were present.*
View initial application [here](#).
View updated plans [here](#).

II. Discussion item

1. **Review recently amended Landscaping Regulations, Division 17, Sections 6-176 – 6-183 with Planning and Zoning Commission.**
View [here](#).

III. Committee Business:

1. **Any business. Reminder - Sign / lighting draft regulations and guidelines review.**

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**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

**Wednesday, May 17, 2023 7:01 pm – 9:57pm
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; Peter Boldt; Heidi Brake-Smith; Louis Contadino; Leander Krueger; Paul Pugliese
Staff: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Exterior Alteration reviews:

1. **Greenwich Country Day School, 401 Old Church Road, Application PLPZ 2023 00036** for Exterior Alteration concept review for **gymnasium renovation on main campus including lighting, landscaping and mechanicals** on a property located at 401 Old Church Road and 50 Fairfield Road in the RA-1 zone. *Last reviewed at the 4/19/23 meeting at which members Hein, Meniconi, Boldt, Brake-Smith, Cohen, Krueger and Pugliese were present.*
View previous plans [here](#).
View updated plans [here](#).

Decision Status: Electronic Return (Submit updated plans to Marisa.Anastasio@greenwichct.org for review)

Motion: Hein Second: Pugliese Vote: 7-0 (voting: Hein, Conte, Boldt, Brake-Smith Contadino, Krueger, Pugliese)

Applicant to update plans to reflect the following:

- a. **Study the central window - updated plans will be reviewed by Chair Richard Hein and Paul Pugliese.**

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2. **Berkley Insurance, 475 Steamboat Road Application PLPZ 202200527** for Exterior Alteration review **to construct new guardhouse, renovate existing building including replacement of rooftop mechanicals/HVAC, generator (to be placed inside building), and associated screening** on a property located at 475 Steamboat Road in the GB zone. *Last reviewed at the 12/7/22 meeting at which members Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, Krueger, Pugliese were present.*
View initial application [here](#).
View revised plans [here](#).

Decision Status: Approved as submitted

Motion: Hein Second: Pugliese Vote: 7-0 (voting: Hein, Conte, Boldt, Brake-Smith Contadino, Krueger, Pugliese)

Applicant to submit the following:

- a. **Applicant agreed to submit a 3 dimensional rendering with perspective of the East side in response to abutter Mr. Stillman’s comments at the meeting.**
3. **Greenwich Place, 0 Western Junior Hwy, Application PLPZ 2023 00069** for Exterior Alteration review for **renovations and additions to clubhouse, relocation of community in-ground pool including ADA updates and relocation of sewer and stormwater lines, new lighting and landscaping** on a property located at 0 Western Junior Highway in the R-6 zone. *Last reviewed at the 4/5/23 meeting at which members Conte, Meniconi, Boldt, Brake-Smith, Contadino, and Krueger were present.*
View initial application [here](#).
View updated plans [here](#).

Decision Status: Return to a Meeting

Motion: Conte Second: Boldt Vote: 6-0-1 (aye: Conte, Boldt, Brake-Smith, Contadino, Krueger, Pugliese / abstained: Hein)

Applicant to update plans to reflect the following:

- a. **Study the bathroom building as ARC does not find it reflects the clubhouse aesthetic– can it be moved further away from clubhouse building ? can something be added to it to reflect the clubhouse building? Or can a horizontal window be added to clubhouse building?**
- b. **Study the cupola on the clubhouse– ARC does not find cupola consistent with**

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the modern look at the clubhouse.

- c. Add more tall trees to the landscaping to screen the building– a 3d rendering that accurately reflects current and proposed conditions would be helpful.**

II. Discussion item

- 1. Review recently amended Landscaping Regulations, Division 17, Sections 6-176 – 6-183 with Planning and Zoning Commission.**

View [here](#).

Margarita Alban, Planning and Zoning Commission Chairperson

Patrick LaRow, Planning and Zoning Department Director / Town Planner

III. Committee Business:

- 1. Any business. Reminder - Sign / lighting draft regulations and guidelines review.**

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