

1. ARC_Agenda_2021_05_19

Documents:

[5-19-21 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2021_05_19

Documents:

[5-19-21 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, May 19, 2021, 7:00 pm

Zoom Virtual Meeting

Webinar ID: 894 9196 4325

Password: 9477709

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/89491964325?pwd=cklqSVdBdTk5MEEwUEM3emtUR0JUZz09>

Or iPhone one-tap : US: +16465189805,,89491964325#,,1#,9477709# or
8884754499,,89491964325#,,1#,9477709# (Toll Free)

Or Telephone: Dial(for higher quality, dial a number based on your current location):
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I. Exterior Alteration reviews:

1. **Hayes Gallery, 405 Greenwich, Application PLPZ202100130 and PLPZ202100143** for Sign/Awning and Exterior review to **install signage on fabric awning, paint building façade including roof tiles, and replace 2nd story windows** on a property located at 405 Greenwich Avenue in the CGBR zone. *Last reviewed at the 4-21-21 meeting at which members Hein, Conte, Meniconi, Boldt, Cohen, Contadino, Krueger, LoBalbo, and Pugliese were present.*

View original application [here](#).

View revised documents [here](#).

2. **73 Arch Associates, LLC, 73 Arch St., Application PLPZ202100212** for an Exterior Alteration review of **a new barrier arm to be installed at parking lot entrance** on a property located at 73 Arch Street in the CGB zone.

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

ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA Regular Meeting

**Wednesday, May 19, 2021, 7:00 pm – 8:25 pm
Zoom Virtual Meeting**

Members Present: Richard Hein, Chairperson; Graziano Meniconi, Secretary; Heidi Brake-Smith, Louis Contadino, Leander Krueger, and Katherine LoBalbo

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

I. Exterior Alteration reviews:

1. **Hayes Gallery, 405 Greenwich, Application PLPZ202100130 and PLPZ202100143** for Sign/Awning and Exterior review to **install signage on fabric awning, paint building façade including roof tiles, and replace 2nd story windows** on a property located at 405 Greenwich Avenue in the CGBR zone. *Last reviewed at the 4-21-21 meeting at which members Hein, Conte, Meniconi, Boldt, Cohen, Contadino, Krueger, LoBalbo, and Pugliese were present.*

Decision Status: **Electronic Return (email manastasio@greenwichct.org)**

Motion: Hein Second: Krueger Vote: 6-0 (Hein, Meniconi, Brake-Smith, Contadino, Krueger, LoBalbo)

The applicant shall comply with the following conditions and provide the requested documentation:

- **The ARC recognizes that the building is historically significant as it is located within the Downtown Greenwich Historic District and is a contributing structure on the National Historic Registry.**
- **The brick shall be maintained and restored to the best of the applicant's ability. The brick shall not be painted, whitewashed or treated.**
- **The trim, roof tiles, and other non-brick elements can be painted or treated to contribute to the applicant's palette – the applicant shall provide color samples.**
- **Compliance of the wall mounted planters must be confirmed – applicant shall show accurate location of planters on a plan with dimensions in regard to the property line.**
- **The applicant shall submit mechanical drawings of awning and signage, showing font and dimensions of lettering (letters not to exceed 18" in height).**
- **Anything attached to brick shall be mounted only to mortar joints and not to brick itself in order to preserve the integrity of the brick.**
- **The windows appear to have been changed previously, i.e., the black transom was removed. ARC finds this change to be an improvement to the building.**

2. **73 Arch Associates, LLC, 73 Arch St., Application PLPZ202100212** for an Exterior Alteration review of **a new barrier arm to be installed at parking lot entrance** on a property located at 73 Arch Street in the CGB zone.

Discussion item – applicant did not attend meeting. ARC required that the project return to a future meeting once additional information was submitted as follows:

1. **Applicant should research adjustable bollards that are flush with the ground and extend up to block traffic as this option would be preferable.**
2. **Provide the height for the barrier arm when in the “up” position and indicate how often the arm will be up (will it be up most of the day and then closed at night?).**
3. **Clarify if this is a single or double bar system**
4. **Eliminate the LED lights from the barrier arm (Specs show the arm lined with LEDs).**
5. **Provide options for neutral colors – what colors does the manufacturer offer? Provide samples if available.**
6. **ARC strongly recommends landscaping be added, especially around the fixed boxes to mitigate their appearance.**

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