

1. ARC_Agenda_2019_05_22

Documents:

[5-22-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2019_05_22

Documents:

[5-22-19 ARC REGULAR MEETING, DRAFT ACTION AGENDA.PDF](#)

3. ARC_Agenda_2019_05_22

Documents:

[5-22-19 ARC REGULAR MEETING, FINAL ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, May 22, 2019

FINAL AGENDA

Town Hall Meeting Room

1st Floor, Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM

NOTE to applicants: Applicants or their representatives **must be present at the meeting** for which their item is scheduled.

Sign/Awning applicants are required to provide **samples of colors and materials at the meeting.**

Exterior Alteration applicants are required to **bring eight (8) sets of all plans to the meeting, along with color and material samples.** Full sized plans are preferred, and required for large scale projects. If **legible and to scale**, reduced sized plans can be provided for small scale projects.

I. Construction Document review:

1. **Greenwich Academy, 200 North Maple Avenue;** Construction document review under Exterior Alteration **PLPZ201800564 for “Greenwich Academy Lower School” plans, including new construction of Lower School, driveway and parking renovations, landscaping, and new lighting** on a property located at 200 NORTH MAPLE AVENUE in the RA-1 zone. *“Return for review of CD’s” decision issued at 2-27-19 meeting.*

II. Exterior Alteration Applications:

2. **Miller Partners, LLC, 468 West Putnam Avenue;** Application: **PLPZ201900175 and PLPZ201900176** for an Exterior Alteration and Sign Awning review for **removal of existing vinyl siding fascia over customer entrance area with installation of new ACM (Aluminum Composite Material) panels over existing fascia framing, relocation of existing flood lighting and egress lighting as required, and new signage** on a property located at 468 WEST PUTNAM AVENUE in the LB Zone.
3. **Mavis Tire Company, 343 West Putnam Avenue;** Application: **PLPZ201900028** for an Exterior Alteration and Sign/Awning review for **new façade signage, new storefront windows and doors, new garage bays, parking lot alterations, and landscaping** on a property located at 343 WEST PUTNAM AVENUE in the GB Zone. *Continued from 2-6-19 meeting. Members present for this item: Contadino, Meniconi, Pugliese, Hein, Strazza, Cohen, Smith.*

4. **Row America, 89 River Road;** Application: **PLPZ201900074** for Exterior Alteration review of a **new mixed use structure: Rowing Club and residences and associated site work** on a property located at 89 RIVER ROAD, COS COB in the WB Zone. *Continued from 5-8-19 meeting at which all members were present.*
5. **May residence, 123 Havemeyer Place;** Application: **PLPZ201900199** for an Exterior Alteration review for **a new 2nd floor addition over the garage of a single family residence on a lot containing three family units (2-family house + single family house), no new lighting or landscaping proposed,** on a property located at 123 HAVEMEYER PLACE in the R-6 Zone.
6. **70 Bruce Park Avenue;** Application: **PLPZ201900198** for an Exterior Alteration review for **replacement windows, new windows, painting of awning, azek trim added to exterior porches** on a property located at 70 BRUCE PARK AVENUE in the R-6 Zone.
7. **Bruce Museum, 1 Museum Drive;** Application: **PLPZ201900197** for an Exterior Alteration review for **“Phase II expansion” to include installation of new mechanical equipment on the roof** on a property located at 1 MUSEUM DRIVE in the R-6 Zone.

III. Committee Business:

1. Acceptance of Minutes of 5-8-19 meeting.
2. Any other Business.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, May 22, 2019

DRAFT ACTION AGENDA

Town Hall Meeting Room

1st Floor, Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM – 10:12 PM

Members Present: Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Louis Contadino; John Conte; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.

Absent: Richard Hein, Chairperson; Rhonda Cohen; Leander Krueger

Staff Present: Marisa Anastasio, Senior Planner and Jacalyn Pruitt, Planner II.

I. Construction Document review:

1. **Greenwich Academy, 200 North Maple Avenue;** Construction document review under Exterior Alteration **PLPZ201800564 for “Greenwich Academy Lower School” plans, including new construction of Lower School, driveway and parking renovations, landscaping, and new lighting** on a property located at 200 NORTH MAPLE AVENUE in the RA-1 zone. *“Return for review of CD’s” decision issued at 2-27-19 meeting.*

Decision Status: Submit revisions electronically and submit samples.

Motion: LoBalbo Second: Conte Vote: Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Pugliese, Smith

Notes/recommendations/requested revisions:

- **Proposed landscaping is found to be in good standing.**
- **ARC appreciates the work the team has put in to address ARC’s recommendations.**
- **Removal of the white pines and replacement with large shade trees is acceptable to ARC. The new trees should be 4” - 5” in caliper.**
- **Applicant showed the area of grading in front of the new lower school no longer requires installation of a wall, and this was acceptable to ARC.**
- **Trees added along the street were acceptable to ARC.**
- **The ARC finds that the HVAC screening shown as board and batten should be updated to grey. The articulation can remain as shown. The end of the mechanical screen should align with the proposed architecture in order to blend into the background.**
- **Plans and samples should be updated and submitted for review via email.**

II. Exterior Alteration Applications:

2. **Miller Partners, LLC, 468 West Putnam Avenue; Application: PLPZ201900175 and PLPZ201900176 for an Exterior Alteration and Sign Awning review for removal of existing vinyl siding fascia over customer entrance area with installation of new ACM (Aluminum Composite Material) panels over existing fascia framing, relocation of existing flood lighting and egress lighting as required, and new signage on a property located at 468 WEST PUTNAM AVENUE in the LB Zone.**

Decision Status: Return to a Meeting

Motion: Meniconi Second: LoBalbo Vote: **7-1**; In favor - Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Smith / Against - Pugliese

Submit revised plans and samples to address the following:

- **Submit mechanical drawings for all signage.**
- **ARC finds that the existing beige color of the building is not compatible with the proposed signage and fascia updates. ARC's recommendation is that the entire building (both brick and block) be repainted a new color to enhance the look of the building and be harmonious with the new signage and fascia, prior to ARC endorsing the proposal. Applicant should submit a paint color sample to address this recommendation.**
- **ARC's recommendation further includes the suggestion that the metal paneling be added to the base of the reception area to further update the building's character and appearance.**
- **ARC finds that the mechanical units on the roof are visible from the property line. ARC's recommendation is that the mechanicals be screened prior to ARC endorsing the proposal. Applicant should submit a plan to address mechanical screening.**
- **ARC encourages the applicant to upgrade the entire site with landscaping, new "green areas", screening with trees (especially for residential neighbors), adding a sidewalk and any other updates necessary to bring the property closer to compliance with current Regulations, to be reviewed by P+Z via Site Plan application.**

3. **Mavis Tire Company, 343 West Putnam Avenue**; Application: **PLPZ201900028** for an Exterior Alteration and Sign/Awning review for **new façade signage, new storefront windows and doors, new garage bays, parking lot alterations, and landscaping** on a property located at 343 WEST PUTNAM AVENUE in the GB Zone. *Continued from 2-6-19 meeting. Members present for this item: Contadino, Meniconi, Pugliese, Hein, Strazza, Cohen, Smith.*

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

Motion: LoBalbo Second: Smith Vote: Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Pugliese, Smith

The applicant shall update plans to:

- **Add a tree (ie, another lilac) to the landscaping plan to articulate the “No Parking” area in front.**
- **Utilize grassed pavers instead of asphalt for the striped “No Parking” area.**
- **Uniformly calibrate lighting, both inside the building and outside on site, to a temperature of 3500 Kelvin.**
- **Update the color of the pilasters from white to a color that more harmoniously blends with the building - either grey, black or silver.**
- **Lower the height of the sconce wall packs and update their fixture style to be gooseneck.**
- **Comply with on/off timing of lights, as regulated by P+Z.**
- **Remove the louvers from the front garage bay.**
- **Add tint to clear glass to cut down on light spill.**

4. **Row America, 89 River Road**; Application: **PLPZ201900074** for Exterior Alteration review of a **new mixed use structure: Rowing Club and residences and associated site work** on a property located at 89 RIVER ROAD, COS COB in the WB Zone. *Continued from 5-8-19 meeting at which all members were present.*

Decision Status: Does not return.

Motion: Conte Second: Smith Vote: **7-1** Strazza, Boldt, Contadino, Conte, Meniconi, Pugliese, Smith / Against: LoBalbo

Notes:

- **The ARC finds the applicant has successfully incorporated ARC's recommendations into the proposal as shown by the submitted plans.**

5. **May residence, 123 Havemeyer Place**; Application: **PLPZ201900199** for an Exterior Alteration review for **a new 2nd floor addition over the garage of a single family residence on a lot containing three family units (2-family house + single family house), no new lighting or landscaping proposed,** on a property located at 123 HAVEMEYER PLACE in the R-6 Zone.

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

Motion: Strazza Second: Smith Vote: Strazza, Boldt, Contadino, Conte, Meniconi, Pugliese, Smith [LoBalbo not present for vote]

The applicant shall update plans to:

- **Update the front entry to shed or gable dormer instead of curved.**
- **Applicant confirmed they will keep the existing shutters and match the new ones to existing. ARC appreciates the look of the shutters and wants them to remain.**

6. **70 Bruce Park Avenue**; Application: **PLPZ201900198** for an Exterior Alteration review for **replacement windows, new windows, painting of awning, azek trim added to exterior porches** on a property located at 70 BRUCE PARK AVENUE in the R-6 Zone.

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

Motion: Strazza Second: Smith Vote: Strazza, Boldt, Contadino, Conte, Meniconi, Pugliese, Smith [LoBalbo not present for vote]

The applicant shall update plans to:

- **Applicant agreed to update the address sign to just the number “70” instead of “70 Bruce Park Avenue” (signs in residential zones cannot be larger than 3 square feet per the Regulations).**
- **Articulate the panel trim with spacing.**
- **Power wash the stucco to enhance the overlook of structure. If the power washing doesn’t adequately upgrade the appearance, the stucco should be painted in the same color family as siding.**
- **Update the plans to accurately note AZAK instead of plywood. Applicant indicated this was a typo.**
- **Applicant agreed that down spouts will be updated to a color that matches siding.**
- **Applicant indicates light fixtures are not changing.**

7. **Bruce Museum, 1 Museum Drive**; Application: **PLPZ201900197** for an Exterior Alteration review for **“Phase II expansion” to include installation of new mechanical equipment on the roof** on a property located at 1 MUSEUM DRIVE in the R-6 Zone.

Decision Status: Does not Return.

Motion: Conte Second: Pugliese Vote: Strazza, Boldt, Contadino, Conte, Meniconi, Pugliese, Smith [LoBalbo not present for vote]

- **ARC accepts the proposed plans as submitted.**

III. Committee Business:

1. Acceptance of Minutes of 5-8-19 meeting.

Motion: Conte Second: Contadino Vote: unanimous

Contadino noted an error on the 19 West Elm Street / Myx decision – the bulletpoints must be updated to reflect his recommendation that cobblestone should not be used in the planter as it is too residential. The existing material or something similar, which looks like black azek, should be used instead.

2. Any other Business.

John Conte asked about the status of the Zoning Permit request for St. Michael's School. Staff indicated that the Zoning Permit has not been issued yet, and that staff has asked the applicant to consider saving the spruce trees at the entrance but that the Zoning Permit cannot be held up for this request since the plans were approved showing the spruces to be removed. Conte emphasized to the Committee that when important items are missed it has repercussions for a long time. He feels remiss he didn't take note of the spruces to be removed. He further noted the handicap ramp at McDonald's in central Greenwich faces West Putnam and he finds it aesthetically displeasing.

Paul Pugliese made a point to ask P+Z to notify ARC of Regulation changes to get their input before decisions.

Heidi Smith noted that ARC works so hard to review proposed signage and it perplexes her why the banners advertising realtors were allowed on Greenwich Avenue. Staff told the Committee that her understanding is that First Selectman Peter Tesei issued his own approval of such signage without input from ARC or P+Z.

MEETING ADJOURNED AT 10:12 PM

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