

1. Final Agenda Notice

Documents:

[6-1-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2022\_06\_01

Documents:

[6-1-22 ARC MEETING ACTION AGENDA.PDF](#)

## ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA Regular Meeting

Wednesday, June 1, 2022 7:00 pm

Zoom Virtual Meeting

Webinar ID: 846 0372 5052

Password: 5768541

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

<https://greenwichct.zoom.us/j/84603725052?pwd=bVpDelhRSHNEYWc3NnJiWmM3RUdDQT09>

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By Telephone: (646) 518-9805  
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Webinar ID: 846 0372 5052  
Password: 5768541

### I. Exterior Alteration reviews:

1. **Lobster Bin, 204 Field Point Road PLPZ 2022 00095** for Exterior Alteration review for **the installation of an exhaust fan for a commercial kitchen hood** located at 204 Field Point Road in the GB Zone.  
View application [here](#).
2. **Old Track Properties LLC, 16 Old Track Road, PLPZ 202200171** for Exterior Alteration review for **renovation of the existing façade** located at 16 Old Track Road in the GB Zone.  
View application [here](#).
3. **Walgreens, 1333 East Putnam Avenue PLPZ 202200212** for Exterior Alteration review **for a dumpster enclosure** located at 1333 East Putnam Avenue in the LB zone.  
View application [here](#).
4. **Sunglass Hut, 260 Greenwich Ave. PLPZ 202200213** for Exterior Alteration review for **renovation of the entry doors, mullions and storefront and new air handlers and roof top condensers** located at 260 Greenwich Avenue in the CGBR 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. Reviewed at the 5/4/22 meeting. (*Members present: Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, Kreuger, Pugliese*)  
View initial application [here](#).  
View updated design drawings [here](#).
6. **Bailiwick Tennis Club, 12 Duncan Drive, PLPZ202100524** for Exterior Alteration review for **lighting for paddle tennis courts** at a property located at 12 Duncan Drive in the RA-1 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 [demetria.nelson@greenwichct.org](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.*

**ARCHITECTURAL REVIEW COMMITTEE  
ACTION AGENDA Regular Meeting**

**Wednesday, June 1, 2022 7:02 pm– 9:25 pm**

**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*

**Members Present:** John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt; Rhonda Cohen; Leander Krueger; Katherine LoBalbo; and Paul Pugliese

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

**I. Exterior Alteration reviews:**

1. **Old Track Properties LLC, 16 Old Track Road, PLPZ 202200171** for Exterior Alteration review for **renovation of the existing façade** located at 16 Old Track Road in the GB Zone.

View application [here](#).

Decision Status: **Approved as Submitted / Presented**

Motion: Conte Second: LoBalbo Vote: 7-0 unanimous

2. **Lobster Bin, 204 Field Point Road PLPZ 2022 00095** for Exterior Alteration review for **the installation of an exhaust fan for a commercial kitchen hood** located at 204 Field Point Road in the GB Zone.

View application [here](#).

Applicant was not present.

1<sup>st</sup> Motion: Approve with the recommendation / request for the applicant to move the exhaust mushroom to the parking lot side of the building.

Motion: LoBalbo Second: (was not seconded) Vote: **Failed to Carry.**

2<sup>nd</sup> Motion: Electronic Return with changes that require the makeup air encasement to be facing the parking lot side of the building, and not on the street facing side (Field Point Road side).

Motion: LoBalbo Second: (was not seconded) Vote: **Failed to Carry.**

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

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

- a. Clarify make up air vs exhaust on plans
- b. Roof mounted intake and exhaust encasements should be moved toward the parking lot, so these units do not impact the street view (Field Point Road) or neighboring properties.

3. **Sunglass Hut, 260 Greenwich Ave. PLPZ 202200213** for Exterior Alteration review for **renovation of the entry doors, mullions and storefront and new air handlers and roof top condensers** located at 260 Greenwich Avenue in the CGBR zone.

View application [here](#).

Decision Status: **Electronic Return (email pdf plans to [Marisa.Anastasio@greenwichct.org](mailto:Marisa.Anastasio@greenwichct.org) )**

Motion: Conte Second: Pugliese Vote: 7-0 unanimous

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

- a. provide material sample of pavers/tiles for front step
  - b. provide specification sheets for gooseneck lights – these should match others on building.
4. **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. Reviewed at the 5/4/22 meeting. (*Members present: Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, Kreuger, Pugliese*)  
View initial application [here](#).  
View updated design drawings [here](#).

Decision status: **ARC does not accept the proposal as presented.**

Motion: LoBalbo Second: Pugliese Vote: 7-0 unanimous

**ARC has concerns with the following design elements:**

- a. Very strong recommendation for the proposed walls to be removed
  - b. Proposed design does not look harmonious with the rest of the site; the proposed design looks too busy
  - c. ARC does not want new materials (i.e. wood), and new shapes introduced into this space / site
  - d. ARC does not feel this is the correct place for such a private patio use
5. **Walgreens, 1333 East Putnam Avenue PLPZ 202200212** for Exterior Alteration review **for a dumpster enclosure** located at 1333 East Putnam Avenue in the LB zone.

View application [here](#).

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

Motion: Conte Second: Pugliese Vote: 7-0 unanimous

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

- a. **Can the dumpster be moved to a different location that is further away from Route 1?**
  - b. **Does the dumpster need to be that size, or can it be smaller?**
  - c. **If the dumpster cannot be moved, ARC suggests a continuation of a brick material to match the existing brick of the building to be an encasement around the dumpster, or at least something lighter in color than what is currently proposed.**
  - d. **The creation of a planting strip with some evergreens to assist in shielding the dumpster encasement (Taxus hedge is suggested)**
  - e. **For the applicant to clarify who the user of the dumpster is (Gym and/or Walgreens?)**
6. **Bailiwick Tennis Club, 12 Duncan Drive, PLPZ202100524** for Exterior Alteration review for **lighting for paddle tennis courts** at a property located at 12 Duncan Drive in the RA-1 zone.  
View application [here](#).

Decision Status: **Does Not Return, endorsed for P&Z review.**

Motion: Conte Second: Pugliese Vote: 7-0 unanimous

**The applicant is asked to consider the following suggestions to minimize any impacts to neighborhood:**

- a. **clarify the hours the lights will be turned off each night.**
- b. **can the number of lights on each court be reduced from 6 to 4 lights and/or can the wattage be reduced?**

## **II. Committee Business:**

1. Any business. None.

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