

1. ARC_Agenda_2021_06_02

Documents:

[6-2-21 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2021_06_02

Documents:

[6-2-21 ARC MEETING ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, June 2, 2021, 7:00 pm

Zoom Virtual Meeting

Webinar ID: 861 5208 5025

Password: 9130030

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/86152085025?pwd=RWZDN0lTbkpzS21mUEdMMXBKb2Y4QT09>

Or iPhone one-tap: US: +16465189805,,86152085025#,,1#,9130030# or
8884754499,,86152085025#,,1#,9130030# (Toll Free)

Or Telephone: Dial(for higher quality, dial a number based on your current location):
US: +1 646 518 9805 or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548
0282 (Toll Free) or 877 853 5257 (Toll Free)

I. Exterior Alteration reviews:

1. **Dolder residence, 407 Round Hill Road, Application PLPZ202100188** for an Exterior Alteration review **for lighting of an outdoor skating rink** at a property located at 407 Round Hill Road in the RA-4 zone.
View application [here](#).
2. **Greenwich Hospital, Application PLPZ202100104** for Exterior Alteration review for a **new two story Smilow Cancer wing** on a property located at 16-38 Lake Ave. and 54-64 Lafayette Place in the RMF and H-2 zones. *Reviewed at 4-7-21 and 5-5-21 meetings.*
View applicant's presentation [here](#).
3. **Greenwich American Center, 1 American Lane, Application PLPZ202100131** for Exterior Alteration review of a **new window wall** at a property located at 1 American Lane in the BEX-50 zone. *Last reviewed at 4-21-21 meeting at which members Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, and Pugliese were present.*
View applicant's presentation [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
ACTION AGENDA Regular Meeting**

**Wednesday, June 2, 2021, 7:00 pm – 10:38 pm
Virtual Zoom Meeting**

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

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

I. Exterior Alteration reviews:

1. **Dolder residence, 407 Round Hill Road, Application PLPZ202100188** for an Exterior Alteration review **for lighting of an outdoor skating rink** at a property located at 407 Round Hill Road in the RA-4 zone.
View application [here](#).

Decision Status: **Return to a Meeting**

Motion: Hein Second: LoBalbo Vote: 5-3 (Voting in favor: Hein, Meniconi, Boldt, Contadino, LoBalbo; Voting against: Conte, Brake-Smith, Pugliese)

The applicant shall submit additional information to address the following:

- a. **Photometric plans are a predictor of lights at property line but the mapping assumes a flat topographic layout. ARC reserves the right to require that photometric mapping is done with actual lighting installed (since photometric is theoretical and actual condition is what matters).**
- b. **Show the precise dimensions of the skating rink on architectural plans.**
- c. **Provide architectural site sections (N, S, E, W) including existing topography and trees – to demonstrate the effect of proposed lighting on abutting properties. Provide broad scale cross sections.**
- d. **Provide a graphical representation of the ice rink and show how the 15 foot fixture height relates to the surrounding structures and the experience of the neighbors.**
- e. **The light fixtures are proposed to be 3000 Kelvin and ARC finds this temperature to be generally acceptable based on International Dark-Sky Association (IDA) standards.**
- f. **Provide information on light reflected from the surface of the ice rink. Is the reflected light in keeping with IDA standards?**
- g. **ARC may further request an on-site mock up.**

2. **Greenwich Hospital, Application PLPZ202100104** for Exterior Alteration review for a **new two story Smilow Cancer wing** on a property located at 16-38 Lake Ave. and 54-64 Lafayette Place in the RMF and H-2 zones. *Reviewed at 4-7-21 and 5-5-21 meetings.*

View applicant's presentation [here](#).

Decision Status: **Does Not Return**

Motion: Hein Second: Conte Vote: 8-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, LoBalbo, and Pugliese)

Notes: ARC forwards to P&Z with recommendations on both landscape and architecture and thanks the applicant for their efforts.

3. **Greenwich American Center, 1 American Lane, Application PLPZ202100131** for Exterior Alteration review of a **new window wall** at a property located at 1 American Lane in the BEX-50 zone. *Last reviewed at 4-21-21 meeting at which members Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, and Pugliese were present.*

View applicant's presentation [here](#).

Decision Status: **Electronic Return**

Motion: Hein Second: Brake-Smith Vote: 8-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, LoBalbo, and Pugliese)

The applicant shall submit additional information to address the following:

- a. **ARC accepts option 3;** (consensus vote taken prior to motion was as follows: In favor of Option 3 – RH, JC, PB, HBS, KL, PP; In favor of Option 2 – GM, LC)
- b. **The applicant shall submit section plans/ elevations to fully articulate the architectural design.**

II. Committee Business:

1. The State Executive Order(s) waiving in-person meeting requirements (and permitting virtual meetings) have been extended until June 30th, 2021. We will have to wait and see if the State extends the EO's beyond June 30th or creates language that permits virtual or hybrid meetings or if meetings must go back to in-person.

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