

1. Action Agenda

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2. Final Agenda

Documents:

[06-04-18 ARC FINAL AGENDA SIGN MEETING.PDF](#)

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE

ACTION AGENDA

Monday, June 4th, 2018

******* Cone Room *******

10:00 AM

Greenwich Town Hall

Second Floor

101 Field Point Road, Greenwich, CT

ARC Members present: Richard Hein, Chairman, Mark Strazza, Vice-Chairman, Paul Pugliese, Rhonda Cohen, Heidi Brake-Smith

ARC Staff present: Marisa Anastasio, Senior Planner

1. Peserico, 279 Greenwich Avenue

Application: PLPZ201800143 and PLPZ 2018 00199 for a Sign Awning and Exterior Alteration review for a new façade sign, storefront painting and new doors located at 279 GREENWICH AVENUE, GREENWICH in the CGBR zone.

(Continued from 4-30-18 meeting)

DECISION STATUS: **Return electronically** (email: manastasio@greenwichct.org)

(Motion: Hein Second: Cohen)

Voting in favor: Hein, Strazza, Cohen, Pugliese, Brake-Smith

The following to be submitted for review:

- Detailed plan of wooden door handles – indicate material, and method of fastening to aluminum frame.
- Details for method of painting the anodized aluminum frames (spec / color # / swatch) – electromagnetic painting process?
- Mechanical drawing of inset “sign box” – show height from the ground, dimension of box, overall height and width of storefront.
- Revised logo with “Made in Italy” wording removed.
- Facade sign is approved as shown with 16” letters.

2. **The Tailored Home, 2 and 10 Greenwich Avenue**

Applications: PLPZ201800157 and PLPZ201800158 for a Sign/Awning and Exterior Alteration review of revised plans on a property located at 2 GREENWICH AVENUE, GREENWICH in the CGBR zone.

Continued from 4-30-18 meeting

DECISION STATUS: **Return electronically** (email: manastasio@greenwichct.org)

(Motion: Strazza Second: Cohen)

Voting in favor: Hein, Strazza, Cohen, Pugliese, Brake-Smith

The following to be submitted for review:

- Take out some space (too much air) between letters in “The Tailored Home.”
- Use metal clip/bracket on each side of sign, then attach bar to each bracket, instead of anchoring letters to brick (especially the period in the name).
- Use the darkest brown swatch for painting of door and around windows, can use a satin finish, but not gloss. Color # = 2109-10.
- Submit specs of light fixture – can use originally proposed fixture or surface mounted down light, but specs are needed.
- Awnings approved as shown.

3. **Lulu, 55 Lewis Street**

Application: PLPZ201800220 and PLPZ201800236 for a Sign /Awning and Exterior Alteration review for signage, painting, and new door on a property located at 55 LEWIS STREET GREENWICH, CT 06830 in the CGB Zone.

DECISION STATUS: **Return electronically** (email: manastasio@greenwichct.org)

(Motion: Cohen Second: Brake-Smith)

Voting in favor: Hein, Strazza, Cohen, Pugliese, Brake-Smith

The following to be submitted for review:

- Grey paint color for entire building okay as shown, but use a different grey color, two shades lighter, along sidewall, to break up color.
- Awning will be removed.
- Proposed relocation of door is approved as shown.
- No elephant painting on side of building.
- Bottom of sign to be 12 inches above masonry opening, and shall be centered.
- Recessed lighting approved as shown.
- Submit the following details electronically if any changes are proposed : logo/signage on window, planters at front of building and/or "55" address tile on building.

4. **Myx Fitness, 19 West Elm Street**

Application: PLPZ201800237 for a Sign Awning review for new signage on a property located at 19 WEST ELM STREET in the CGB zone.

DECISION STATUS: **Resolve violation by removing all signage, withdraw and resubmit new application**

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Cohen, Pugliese, Brake-Smith

The following to be submitted for review:

- Window decals have already been placed on building without ARC review.
- All signage shall be removed and a new ARC application submitted proposing new signage.
- When submitting new application: review the Sign Regulations (Sections 6-163 to 6-175 of the Building Zone Regulations of BZR).
- Submit complete application to included renderings, mechanical drawings and all items listed on the application checklist. Window signage can only take up 15% of the window area.
- ZEO needs to complete a preliminary compliance review prior to submittal of the new application.

5. **Il Pastaficio, 213 East Putnam Avenue**

Application: PLPZ201800241 and PLPZ201800xxx for a Sign Awning and Exterior Alteration review for new sign and replacement of windows on a property located at 213 East Putnam Avenue, Cos Cob, CT 06807 in the LBR-2 Zone.

DECISION STATUS: **Return electronically** (email: manastasio@greenwichct.org)

(Motion: Cohen Second: Brake-Smith)

Voting in favor: Hein, Strazza, Cohen, Pugliese, Brake-Smith

The following to be submitted for review:

- New picture window approved as shown.
- Revise gooseneck lighting to be linear or to be reduced from four fixtures to three with smaller fixtures. Submit spec sheets.
- Keep dental molding in place, but update with new “blocks”.
- Colors of sign to be updated to have brown background with white lettering. Yellow logo can remain.

6. The Threading and Waxing Spa, 79 East Putnam Avenue

Application: PLPZ201800242 for a Sign Awning review for new awning on a property located at 79 EAST PUTNAM AVENUE GREENWICH, CT 06830 in the CGBR Zone.

DECISION STATUS: Incomplete application submitted, Return to meeting once updated information, as listed below, is submitted

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Cohen, Pugliese, Brake-Smith

The following to be submitted for review:

- Provide Property Owner's (Landlord's) signature.
- Clarify location of building with photos showing entirety of subject building, along with adjacent buildings. Photos to be taken "head on", not at an angle.
- Clarify the actual name of the business. Is it "Threading and Waxing Spa" or a different name?
- Clarify if the store space is just for this tenant, or includes two separate tenants.
- Specify/clarify font. Recommend using "Eras bold" font in all caps.
- Provide mechanical drawings of proposed awnings and signage. Show all dimensions, including height from the ground. (Refer to Application checklist).
- Provide color sample of awning (burgundy sunbrella) and color sample of paint (white letters).

7. 330 Railroad Avenue, LLC, 330 Railroad Ave.

Application: PLPZ201800243 for a Sign Awning review for new signage on a property located at 330 RAILROAD AVENUE GREENWICH, CT 06830 in the GB Zone.

DECISION STATUS: **Return electronically** (email: manastasio@greenwichct.org)

(Motion: Strazza Second: Cohen)

Voting in favor: Hein, Strazza, Cohen, Brake-Smith

The following to be submitted for review:

- Remove temporary sign currently at entrance on Railroad Ave.
- Applicant submitted ZBA variance documentation for freestanding sign.
- Consider shutting off indoor lights at 10pm.
- Remove tagline from the “work well win” sign (sign 3).
- Return in the future if/when new tenants are added to the monument sign.
- Other signs (Signs 1 and 2) approved as shown.

Exterior Alterations:

8. Delia Property, 62 Byram Terrace Drive

Application: PLPZ201800198 for an Exterior Alteration review for replacement of existing windows to egress windows at property located at 62 Byram Terrace Drive in the R-6 zone.

DECISION STATUS: **Return electronically** (email: manastasio@greenwichct.org)

(Motion: Strazza Second: Cohen)

Voting in favor: Hein, Strazza, Cohen, Brake-Smith

The following to be submitted for review:

- Provide a window schedule to be shown on architectural elevation drawings, to scale.
- Show all existing and replacement windows.
- Provide spec / cut sheets for new windows. Color, size, model no. to be indicated.
- Submit photos of existing building / existing windows.

9. **CVS Parking Lot, 225 Sound Beach Avenue**

Application: PLPZ201800234 for an Exterior Alteration review for installation of two solar powered lighting poles on a property located at 225 SOUND BEACH AVENUE OLD GREENWICH in the LBR-2 zone.

DECISION STATUS: **Return to meeting, Additional information required**

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Cohen, Brake-Smith

The following to be submitted for review:

- Send notice to abutting neighbors via certificate of mailing (staff will provide a sample letter).
- Provide professionally prepared photometric plan for proposed and existing lighting. Boundaries must be shown to be at the residential standard of 0.1 footcandles or less.
- Provide a professionally prepared survey to show exact dimensions of proposed light poles and solar panels, and locations and dimensions of existing light fixtures and all existing structures.
- Provide analysis by a structural engineer regarding the weight / structure of the poles, with affixed battery packs and solar panels. Can it be confirmed that these are safe for this public parking area?
- Show proposed screening to block light from neighboring properties
- Show cross sections / architectural site sections and demonstrate visual impact to neighbors.

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FINAL AGENDA

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NOTE:

AT THE MEETING:

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they will not be allowed to attend the regular ARC meeting as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alteration applications, applicants are required to **bring eight (8) sets of all previously submitted plans to the meeting**. These should be brought as pre-assembled packets for the Committee members. Exterior Alteration plans must be full size and scalable; reductions will not be reviewed. **If these plans are not brought to the meeting, YOU WILL NOT BE HEARD**, and must wait until a subsequent ARC meeting. The applicant should also bring all color samples and materials to the meeting.

For ALL Sign applications, applicants are required to **bring all color samples and materials to the meeting**. Sign plans should be at least 11" x 17" and scalable. The applicant should have photographs of the entire building as well as the surrounding structures and streetscape.