

1. ARC_Agenda_2019_06_05

Documents:

[6-5-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2019_06_05

Documents:

[6-5-19 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF](#)

3. ARC_Agenda_06_05_2019

Documents:

[6-5-19 ARC REGULAR MEETING, ACTION AGENDA FINAL.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, June 5, 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. Sign/Awning Reviews:

- 1. All Fur Pets, 209 Davis Ave;** Application: **PLPZ201900200** for a Sign / Awning review for **new signage** on a property located at 209 DAVIS AVENUE in the LBR-2 Zone.
- 2. Compass Real Estate, 200 Greenwich Ave.;** Application: **PLPZ201900226** for a Sign / Awning review for **new signage** on a property located at 200 GREENWICH AVENUE in the CGBR Zone.
- 3. Piper Jaffray, 145 Mason St.;** Application: **PLPZ201900227** for a Sign / Awning review for **new signage** on a property located at 145 MASON STREET in the CGB Zone.

II. Exterior Alteration Applications:

- 4. Greenwich Country Day School, 257 Stanwich Road;** Application: **PLPZ201900004** for an Exterior Alteration review **of details associated with the High School Campus project** on a property located at **257 STANWICH ROAD** in the RA-2 Zone. *Decision issued at the 2-27-19 meeting: "Project recommended to P+Z with a condition to return to finalize specific details". Members present at that meeting: Hein, Strazza, LoBalbo, Cohen, Contadino, Conte Meniconi, Pugliese.*

5. **62 Mason Street, LLC, 62 Mason Street**; Application **PLPZ 201800533** for an Exterior Alteration review for **demolition of the existing structure and construction a new three story brick building** on a property located at 62 MASON STREET in the CGB Zone. *Preliminarily reviewed at the 12-5-19 meeting. Members present at that meeting: Hein, Strazza, LoBalbo, Contadino, Conte.*
6. **1075 Post Road Realty, 5 Riverside Lane**; Applications: **PLPZ 201900233** and **PLPZ 201900235** for a Sign/Awning and Exterior Alteration review for **reconstruction of existing building, façade alterations including new windows and door for third tenant, driveway entrance alterations, signage for Cobs Bread, awning color change, landscaping, and site work** on a property located at 5 RIVERSIDE LANE, RIVERSIDE in the LBR-2 Zone.
7. **Benenson Residence, 15 Valley Dr. (Georgetowne North Condos)**; Application: **PLPZ201900240** for an Exterior Alteration review for **replacement of windows, new bay window, new front door and overhang, new rear deck, new lighting, painting of shutters and replacement of HVAC unit** on a property located at 15 VALLEY DRIVE in the R-C12 Zone.
8. **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, and new signage** on a property located at 468 WEST PUTNAM AVENUE in the LB Zone. *Continued from the 5-22-19 meeting. Members present at that meeting: Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Smith, Pugliese.*

III. Committee Business:

1. Acceptance of Minutes of 5-22-19 meeting.
2. Any other Business.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, June 5, 2019

DRAFT ACTION AGENDA

Town Hall Meeting Room

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

Regular Meeting 7:00 PM – 10:15PM

Members Present: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese; late: Heidi Brake-Smith.

Absent: Katherine LoBalbo, Secretary; Peter Boldt; Rhonda Cohen

Staff Present: Marisa Anastasio, Senior Planner and Bianca Dygert, Planner II.

I. Sign/Awning Reviews:

- 1. All Fur Pets, 209 Davis Ave;** Application: **PLPZ201900200** for a Sign / Awning review for **new signage** on a property located at 209 DAVIS AVENUE in the LBR-2 Zone.

Decision Status: Submit revisions electronically.

Motion: Strazza Second: Meniconi Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese.

Applicant to provide plans that reflect the following:

- **Lettering color to be updated from blue to black. Plans are acceptable to ARC with this update.**

- 2. Compass Real Estate;** Application: **PLPZ201900226** for a Sign / Awning review for **new signage** on a property located at 200 GREENWICH AVENUE in the CGBR Zone.

Decision Status: Return to a meeting.

Motion: Hein Second: Strazza Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese.

Notes/comments/recommendations:

- **Compass is a third floor office and ARC does not accept the signage as proposed on the first floor.**
- **The applicant and/or landlord can choose to submit plans for a directory on the front façade to include Compass. The directory must have room for other upper floor tenants in the building.**

3. **Piper Jaffray, 145 Mason St.;** Application: **PLPZ201900227** for a Sign /
Awning review for **new signage** on a property located at 145 MASON STREET
in the CGB Zone.

Decision Status: Does not return.

Motion: Hein Second: Pugliese Vote: Hein, Strazza, Contadino, Conte, Krueger,
Meniconi, Pugliese.

Notes/comments/recommendations:

- **The whole building is occupied by one tenant and ARC accepts the placement of the sign as proposed.**
- **The tallest letter is the “J” at 18 inches high.**
- **ARC accepts the plans as submitted.**

II. Exterior Alteration Applications:

1. Greenwich Country Day School, 257 Stanwich Road; Application:

PLPZ201900004 for an Exterior Alteration review **of details associated with the High School Campus project** on a property located at **257 STANWICH ROAD** in the RA-2 Zone. *Decision issued at the 2-27-19 meeting “Project recommended to P+Z with a condition to return to finalize specific details”. Members present at that meeting: Hein, Strazza, LoBalbo, Cohen, Contadino, Conte Meniconi, Pugliese.*

Decision Status: Return to a meeting to address folly (aka stair tower) design only and any new signage.

Motion: Hein Second: Pugliese Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese.

Notes/comments/recommendations:

- **ARC accepts the plans conceptually, along with most design details, including entry stairs, landings, lights in hand rails, overall and parking lot landscaping, green wall element, overhangs, and roofscape of buildings and agrees the project can move forward.**
- **ARC was not in favor of the curved elements added to the roof of the folly (aka stair tower). Centerbrook agreed to revisit the folly design and return to a future meeting.**
- **Centerbrook agreed to update trees along theater to be maples vs. columnar type trees.**
- **Applicant confirmed that lighting for stairs will be within the railing instead of installation of bollard(s).**
- **Any proposed signage requires review at a meeting.**
- **“Greenwich Country Day School, Upper School Phase 2A, 2B, 2C, 2D; ARC Resubmission” by Centerbrook Architects, revised 2019-05-20; Landscaping Plans dated 4-26-2019.**

2. **62 Mason Street, LLC, 62 Mason Street**; Application **PLPZ 201800533**
Exterior Alteration review **to demolish the existing structure and construct a new three story brick building** on a property located at 62 MASON STREET in the CGB Zone. *Preliminarily reviewed at the 12-5-19 meeting. Members present at that meeting: Hein, Strazza, LoBalbo, Contadino, Conte.*

Decision Status: Return to a meeting.

Motion: Hein Second: Strazza Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith.

Notes/comments/recommendations:

- **A reduction in proposed FAR of building is encouraged.**
- **Review the perceived massing of the structure. Consider third floor gable, or dormers or gambrel. Consider referencing the structure to the north.**
- **The 5-foot walkway along the property boundary, with no proposed landscaping, should be revisited in order to add screening/plantings.**
- **Revisit the building height with specific attention to the disparity between the ceiling heights of the 1st and 2nd floors, at 10 feet, and the 3rd floor, at 12 feet.**
- **Revisit the side elevations. Consider breaking the cornice between the two masses. Revisit the articulation of the roof.**
- **ARC finds the walkway to front is successful.**
- **Submit dimensions and scaled site sections in all directions N-S-E-W.**
- **Submit roof top plans showing mechanicals and show screening if needed.**
- **Architectural Plans by Steven Mueller Architects dated 5-20-19, Site Plans by Rocco V. D'Andrea, Inc. dated 5-3-19.**

3. **1075 Post Road Realty, 5 Riverside Lane**; Applications: **PLPZ 201900233** and **PLPZ 201900235** for a Sign/Awning and Exterior Alteration review for **reconstruction of existing building, façade alterations including new windows and door for third tenant to be added, driveway entrance alterations, signage for Cobs Bread, awning color change, landscaping, and site work** on a property located at 5 RIVERSIDE LANE, RIVERSIDE in the LBR-2 Zone.

Decision Status: Return for façade/awning/colors/signs details.

Motion: Strazza Second: Hein Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith.

Notes/comments/recommendations:

- **Return to address façade/awning/colors/signs details. ARC found the plans SK-5A and 5B most successful. ARC recommends using a black frame for the awnings.**
- **Add green spaces to the site, if possible, especially at fish and jewelry store.**
- **For parking spots right up at building façade, add in some type of “stop” such as a landscaping strip, and/or a green wall element like trellises.**
- **Architectural Plans by Rudy Ridberg dated May 17, 2019. Site Plans by Rocco V. D’Andrea, Inc. dated 3/20/19.**

4. **Benenson Residence, 15 Valley Dr. (Georgetowne North Condos)**;
Application: **PLPZ201900240** for an Exterior Alteration review for **replacement of windows and new bay window, new front door and overhang, new rear deck, new lighting, painting of shutters and replacement of HVAC unit** on a property located at 15 VALLEY DRIVE in the Zone R-C12.

Decision Status: Does not return.

Motion: Conte Second: Hein Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith.

Notes/comments/recommendations:

- **Submit a letter from the Condo Board confirming approval of the project.**
- **LED lights should be same temperature as existing (try for 2700K).**

5. **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. *Continued from the 5-22-19*
meeting. Members present at that meeting: Strazza, LoBalbo, Boldt, Contadino,
Conte, Meniconi, Smith, Pugliese.

Decision Status: Does not return.

Motion: Conte Second: Hein Vote: Hein, Strazza, Contadino, Conte, Krueger,
Meniconi, Pugliese, Smith.

Notes/comments/recommendations:

- **ARC accepts the signage as proposed.**
- **The proposed façade color should be something other than white, and should complement the fascia. And/or metal paneling can be utilized as the best option.**
- **ARC encourages the updating of the site comprehensively (with site plan review) to address the following concerns: screening of mechanicals, adding street trees, screening for neighbors, green spaces, sidewalk, and new curbing.**

III. Committee Business:

1. Acceptance of Minutes of 6-5-19 meeting. Motion: Conte Second: Pugliese Vote: unanimous. Revision: Item #6 - correct typos: “overlook” and “AZAK” update to “overall look” and “AZEK”.
2. Any other Business. None.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, June 5, 2019

FINAL ACTION AGENDA

Town Hall Meeting Room

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

Regular Meeting 7:00 PM – 10:15PM

Members Present: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese; late: Heidi Brake-Smith.

Absent: Katherine LoBalbo, Secretary; Peter Boldt; Rhonda Cohen

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Decision Status: Submit revisions electronically.

Motion: Strazza Second: Meniconi Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese.

Applicant to provide plans that reflect the following:

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Motion: Hein Second: Strazza Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese.

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