

1. ARC Action Agenda Regular Meeting

Documents:

[06-06-18 ARC ACTION AGENDA REGULAR MEETING.PDF](#)

2. ARC Action Agenda Regular Meeting REVISED

Documents:

[06-06-18 ARC ACTION AGENDA REGULAR MEETING REVISED.PDF](#)

3. ARC Final Agenda Regular Meeting

Documents:

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

ARCHITECTURAL REVIEW COMMITTEE

ACTION AGENDA

Wednesday, June 6, 2018

******* Town Hall Meeting Room *******

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

ARC Members present: Richard Hein, Chairman; Mark Strazza, Vice-Chairman; Katherine LoBalbo, Secretary; John Conte; Paul Pugliese; Heidi Brake-Smith

ARC Staff present: Marisa Anastasio, Senior Planner

1. Bluemercury, 254 Greenwich Avenue

Application: PLPZ 2018 00231 and PLPZ 2018 00232 for a Sign/ Awning and Exterior Alteration review for new signs, new tile and door on a property located at 254 Greenwich Avenue, Greenwich, CT 06830 in the CGBR zone.

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

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

The following to be submitted for review:

- Provide a survey /site plan to delineate property line and show awning height/width, confirm awning does not extend over property line.
- Provide color sample / chip for signage lettering (blue).
- Provide color of the decals on window.
- Clarify the official name of the business and remove tagline of “makeup skincare spa” from the facade sign and awning (tagline can be placed on windows).
- Provide sample of glass for storefront.
- Applicant indicated street number will be placed on door – this must be shown on plans.
- Eliminate the “bluemercury” plaque shown to the right of the doors.

2. **82 Cos Cob Avenue, LLC, 82 – 86 Cos Cob Avenue**

Application PLPZ 201800229 for an Exterior Alteration review for replacement of windows and replacement of vertical siding with Hardie Board on a property located at 86 COS COB AVENUE, COS COB in the R-6 zone.

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

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

The following to be submitted for review:

- Provide window schedule.
- Submit revised drawing to reflect consistent spacing of mullions in each window, and to show all existing railings on front landings.

3. **Julian Curtiss School, 180 East Elm Street**

Application: PLPZ201800245 for an Exterior Alteration review for replacement of doors, coating of existing ramp, replacement of metal handrails, painting of alcoves, alcove header light replacement, and rear courtyard brick wall replacement on a property located at 180 East Elm Street in the R-6 zone.

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

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

The following to be submitted for review:

- Add brick to existing ramp and cap with bluestone – provide details on plans.
- Review light fixtures. eliminate spotlight or integrate it more into historic façade.
- Provide replacement for tree proposed to be removed near kindergarten patio.
- ARC has concern for AMP material and/or paint finish of new doors.
- ARC will review the tree and doors on site and provide further input.

4. **Eastern Middle School, 51 Hendrie Avenue**

Application: PLPZ201800255 for Exterior Alteration review for new rooftop mechanical units on a property located at 51 HENDRIE AVENUE RIVERSIDE in the R-12 zone.

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

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

The following to be submitted for review:

- Submit cut sheets of proposed rooftop mechanical units.
- Provide Site Sections / Building Sections showing sight line from street and adjacent properties.
- ARC will determine if screening can be waived or if painting of units is appropriate.

5. **Pathways, 8 Sinawoy Road**

Application PLPZ 201800174 for an Exterior Alteration review for construction of a new building with landscaping and lighting on a property located at 8 SINAWOY ROAD, COS COB in the R-7 zone.

Continued from 5-2-18 meeting

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- A Birch tree is to be added to south side of building along pathway.
- Add bollards along parking adjacent to cemetery; submit cut sheets.
- Review parking lot to determine if distance can be increased between cemetery and parking spaces (to protect cemetery wall from incidental damage).
- Submit lighting plan, to include locations of all fixtures and photometric plan. Any uplighting to be eliminated from plan.
- Review pathway to see if it can be adjusted north.
- Maintain the pathway at a 5 foot width.
- Muntins to be removed from the three windows at front of building.
- Provide demolition plan to include protection plan for cemetery wall.
- Work with town to repair damage to historic wall.
- Provide color for metal roof (charcoal grey).
- Cut off time for interior lighting to be worked out with P+Z -- add notation to drawings.

6. **255 Glenville LLC, 253-255 Glenville Road**

Application: **PLPZ201800133** for an Exterior Alteration review for construction of additions, curtain wall, panel system, new storefront system, and generator on a property located at 253 GLENVILLE ROAD, GREENWICH in the LBR-2 zone.

Continued from 5-2-18 meeting

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

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

Recommendations:

- Review perforated rain screen along tower.
- Review base and top of tower to give building base /center/ top feeling.
- ARC strongly recommends adding trees to parking lot, even if this necessitates a loss of parking space. ARC recommends up to four London Plain trees be added. Applicant should submit updated landscaping plan.
- Applicant indicated trash enclosure will be moved to interior.
- Signage must return for ARC review. Signage on fourth floor will not be accepted.
- ARC members to visit site.

7. **Waterfall Hollow, LLC, 200 Pemberwick Drive / 0 Comly Avenue**

Application **PLPZ 201800153** for an Exterior Alteration review for construction of a new building and addition to existing mixed use building on a properties located at 200 Pemberwick Drive and 0 Comly Avenue, GREENWICH in the GBO and LB zones.

DECISION STATUS: **Return to Meeting**

(Motion: LoBalbo Second: Strazza)

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

ARC recommends the following:

- ARC recommends revisiting the proposal in order to create a unifying project. Clarify the scope and buildings involved; include the south building in plans. Review pedestrian flow, context to neighbors, formal edges, pathways, landscaping, interconnectivity, streetscaping, green areas, and lighting design.
- Parking lot – review green wall, fountains, facade of north building.
- Mill building – needs clarification on renderings.
- Plaza – should not be blocked off.
- Recommend completing a market analysis for the retail component.
- Review garden spaces on balconies.

8. Sound View and Field Point Residential Development;

Application **PLPZ2017 00108** for Exterior Alteration for review of the construction documents on a property located at 115 FIELD POINT ROAD, 125 FIELD POINT ROAD, 1 SOUND VIEW DRIVE, GREENWICH in the R-6 zone.

Continued from 5-2-18 meeting

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

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

The following to be submitted for review:

- Applicant indicates the same color will be used for windows, break metal and railings. This is acceptable, however, the ARC maintains its recommendation to use different shades to create a differential between elements instead.
- Window shade detail was provided and is acceptable –the shades should be consistent throughout buildings.
- Applicant indicates that the arborist will review site periodically.
- ARC notes that bamboo must be removed and that it be removed in accordance with standard procedures and regulations.
- ARC asks the applicant to attempt to modify the diagonal handicap accessible parking spot, and to revise the circular pathway to be oval. Applicant indicates they will work with civil engineer to determine if these revisions are possible.

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.

On future agendas:

Putnam 600 Acquisition LLC 581-585 West Putnam Avenue; Application: PLPZ2018 00016 for an Exterior Alteration to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished) on property located at 585 WEST PUTNAM AVENUE GREENWICH, CT 06831 and 581 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the GBO Zone. Proposed use: Mixed use Existing use: Mixed use

500 West Putnam Avenue; Application PLPZ2017 00561 for an Exterior Alteration Exterior to construct a 75,283 sq. ft. residential structure with 50 units on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone. Proposed use: mixed use Existing Use: mixed use

Banks property, 4 Armonk Street

Application **PLPZ 201800103** for an Exterior Alteration review for construction of a new mixed use building and associated site work on a property located at 4 ARMONK STREET, GREENWICH in the LBR-2 zone.

ARCHITECTURAL REVIEW COMMITTEE

ACTION AGENDA 2nd Revision

Wednesday, June 6, 2018

******* Town Hall Meeting Room *******

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

ARC Members present: Richard Hein, Chairman; Mark Strazza, Vice-Chairman;
Katherine LoBalbo, Secretary; John Conte; Heidi Brake-Smith

ARC Staff present: Marisa Anastasio, Senior Planner

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DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Conte, Brake-Smith

The following to be submitted for review:

- Provide a survey /site plan to delineate property line and show awning height/width, confirm awning does not extend over property line.
- Provide color sample / chip for signage lettering (blue).
- Provide color of the decals on window.
- Clarify the official name of the business and remove tagline of “makeup skincare spa” from the facade sign and awning (tagline can be placed on windows).
- Provide sample of glass for storefront.
- Applicant indicated street number will be placed on door – this must be shown on plans.
- Eliminate the “bluemercury” plaque shown to the right of the doors.

2. **82 Cos Cob Avenue, LLC, 82 – 86 Cos Cob Avenue**

Application PLPZ 201800229 for an Exterior Alteration review for replacement of windows and replacement of vertical siding with Hardie Board on a property located at 86 COS COB AVENUE, COS COB in the R-6 zone.

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Conte, Brake-Smith

The following to be submitted for review:

- Provide window schedule.
- Submit revised drawing to reflect consistent spacing of mullions in each window, and to show all existing railings on front landings.

3. **Julian Curtiss School, 180 East Elm Street**

Application: PLPZ201800245 for an Exterior Alteration review for replacement of doors, coating of existing ramp, replacement of metal handrails, painting of alcoves, alcove header light replacement, and rear courtyard brick wall replacement on a property located at 180 East Elm Street in the R-6 zone.

DECISION STATUS: **Does not return to meeting / submit revisions**

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The following to be submitted for review:

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- Review light fixtures. eliminate spotlight or integrate it more into historic façade.
- Provide replacement for tree proposed to be removed near kindergarten patio.
- ARC has concern for AMP material and/or paint finish of new doors.
- ARC will review the tree and doors on site and provide further input.

4. **Eastern Middle School, 51 Hendrie Avenue**

Application: PLPZ201800255 for Exterior Alteration review for new rooftop mechanical units on a property located at 51 HENDRIE AVENUE RIVERSIDE in the R-12 zone.

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Conte, Brake-Smith

The following to be submitted for review:

- Submit cut sheets of proposed rooftop mechanical units.
- Provide Site Sections / Building Sections showing sight line from street and adjacent properties.
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Application PLPZ 201800174 for an Exterior Alteration review for construction of a new building with landscaping and lighting on a property located at 8 SINAWOY ROAD, COS COB in the R-7 zone.

Continued from 5-2-18 meeting

DECISION STATUS: **Does not return to meeting / submit revisions**

electronically (email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Conte, Brake-Smith

Recommendations:

- A Birch tree is to be added to south side of building along pathway.
- Add bollards along parking adjacent to cemetery; submit cut sheets.
- Review parking lot to determine if distance can be increased between cemetery and parking spaces (to protect cemetery wall from incidental damage).
- Submit lighting plan, to include locations of all fixtures and photometric plan. Any uplighting to be eliminated from plan.
- Review pathway to see if it can be adjusted north.
- Maintain the pathway at a 5 foot width.
- Remove horizontal muntins from front three windows so all window types match.
- Provide demolition plan to include protection plan for cemetery wall.
- Work with town to repair damage to historic wall.
- Provide color for metal roof (charcoal grey).
- Cut off time for interior lighting to be worked out with P+Z -- add notation to drawings.

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Continued from 5-2-18 meeting

DECISION STATUS: **Does not return to meeting / submit revisions**

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Application **PLPZ2017 00108** for Exterior Alteration for review of the construction documents on a property located at 115 FIELD POINT ROAD, 125 FIELD POINT ROAD, 1 SOUND VIEW DRIVE, GREENWICH in the R-6 zone.

Continued from 5-2-18 meeting

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Banks property, 4 Armonk Street

Application **PLPZ 201800103** for an Exterior Alteration review for construction of a new mixed use building and associated site work on a property located at 4 ARMONK STREET, GREENWICH in the LBR-2 zone.

ARCHITECTURAL REVIEW COMMITTEE

FINAL AGENDA

Wednesday, June 6, 2018

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