

1. ARC\_Agenda\_2022\_06\_15

Documents:

[6-15-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2022\_06\_15

Documents:

[6-15-22 ARC MEETING, FINAL AGENDA REVISED.PDF](#)

3. ARC\_Agenda\_2022\_06\_15

Documents:

[6-15-22 ARC MEETING ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE  
FINAL AGENDA Regular Meeting**

**Wednesday, June 15, 2022 7:00 pm**

**Zoom Virtual Meeting**

**Webinar ID: 846 0372 5052**

**Password: 5768541**

Please click the link below to join the webinar:

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

Or iPhone one-tap: US: +16465189805,,84603725052#,,1#,5768541# or  
8335480276,,84603725052#,,1#,5768541# (Toll Free)

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

**I. Exterior Alteration reviews:**

1. **The Harbor, 2 Oneida Drive- Application PLPZ202200249** for Exterior Alteration review **for installation of a generator** on a property located at 2 Oneida Drive. in the R-6 zone.  
**View application [here](#).**
2. **Greenwich Plaza, Inc., 2-28 Railroad Avenue, Application PLPZ202100104** for Exterior Alteration review **for demolition of existing theater building and construction of new 1-story structure for restaurant use, exterior alterations, landscaping, lighting, and outdoor dining area** on properties located at 2-28 Railroad Ave. in the CGBR zone. *Last reviewed 4-6-22 at which members Hein, Conte, Boldt; Cohen; Contadino; Krueger; and Pugliese were present.*  
**View updated plans [here](#).**  
**View initial application [here](#).**
3. **Greenwich Library, 101 West Putnam Ave. Application PLPZ202200258** for Exterior Alteration review **for re-landscaping of alcove between The Franklin Simon Building and The Peterson Wing** on a property located at 101 West Putnam Avenue. in the CGB zone.  
**View application [here](#).**

4. **Milbrook Club, 61 Woodside Drive, Application PLPZ202200274** for Exterior Alteration review **for demolition and reconstruction of tennis shop along with landscaping and lighting** on a property located at 61 Woodside Drive in the R-20 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**  
**FINAL AGENDA revised**  
**Regular Meeting**

**Wednesday, June 15, 2022 7:00 pm**  
**Zoom Virtual Meeting**  
**Webinar ID: 846 0372 5052**  
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5257 (Toll Free) or 888 475 4499 (Toll Free)

**I. Sign/ Awning reviews**

1. **Sutton Land LLC, 315 Greenwich Avenue PLPZ 2022 00243** for a Sign/Awning review for **one new awning with signage** on a property located at 315 Greenwich Avenue in the CGBR zone. **View application [here](#).**

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**ARCHITECTURAL REVIEW COMMITTEE  
ACTION AGENDA**

**Wednesday, June 15, 2022 7:00pm – 9:52pm**

**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:** Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Rhonda Cohen; Louis Contadino; and Leander Krueger

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

**I. Sign/ Awning reviews**

1. **Sutton Land LLC, 315 Greenwich Avenue PLPZ 2022 00243** for a Sign/Awning review for **one new awning with signage** on a property located at 315 Greenwich Avenue in the CGBR zone. **View application [here](#).**

*Decision Status:* **approved as submitted**

*Motion:* Cohen *Second:* Hein Vote: 6-0 unanimous

**II. Exterior Alteration reviews:**

1. **The Harbor, 2 Oneida Drive- Application PLPZ202200249** for Exterior Alteration review **for installation of a generator** on a property located at 2 Oneida Drive. in the R-6 zone.

**View application [here](#).**

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

*Motion:* Conte *Second:* Hein Vote: 6-0 unanimous

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

- a. To move the generator location approximately 12-feet to the right of the stairs, from street view. The intent is for the generator to be hidden from street view from the existing site plantings.
  - b. No additional plantings are needed with this adjusted location.
2. **Greenwich Plaza, Inc., 2-28 Railroad Avenue, Application PLPZ202100104** for Exterior Alteration review **for demolition of existing theater building and construction of new 1-story structure for restaurant use, exterior alterations, landscaping, lighting, and outdoor dining area** on properties located at 2-28 Railroad Ave. in the

CGBR zone. Last reviewed 4-6-22 at which members Hein, Conte, Boldt; Cohen; Contadino; Krueger; and Pugliese were present.

**View updated plans [here](#).**

**View initial application [here](#).**

**Decision Status: Does not Return, proceed to the P&Z Commission**

**Motion: Hein Second: Meniconi Vote: 6-0 unanimous**

**ARC made the following motion:**

- a. ARC and the public expressed concerns with the dismal western side of the site. The existing parking lot should be updated / elevated from its current layout/ design / use. ARC further inquired about the Metro North staircase here – are there any plans for updating?
- b. Review the proposed materials and how they are used, i.e. limestone. The Train Station must be rich in texture to highlight its civic importance; it should not look like an office building. All site elements (i.e. planters, plaza, bldg., etc.) and materials to be used in a rich and elevated way. The glass canopy over the train station entrance is an important element.
- c. Utilize Low E glass for the Train Station building to avoid glare / light spillage. Establish cutoff times for the lights/ maximum illumination, to reduce unnecessary night time light.
- d. Evaluate the stairs /walkways / landing on the eastern outdoor area – can walkways be widened – can stair landings be better configured?
- e. A signage program for the retail shops should be developed and incorporated into the design.
- f. Utilize tree grates instead of boxes to increase walkability of the sidewalks, and to help trees thrive; and utilize available planting tech such as silva cell.
- g. The (purple) liriopie planting bed should incorporate a vertical element, like the sculpture shown in one of the renderings.
- h. Any additional proposed lighting should be submitted for further review.
- i. ARC would like the applicant to return sometime between Design Development and Construction Drawing sets for additional input. The P&Z Commission to determine when the applicant should return to ARC in their motion.

3. **Greenwich Library, 101 West Putnam Ave. Application PLPZ202200258** for Exterior Alteration review **for re-landscaping of alcove between The Franklin Simon Building and The Peterson Wing** on a property located at 101 West Putnam Avenue. in the CGB zone.

**View application [here](#).**

**Decision Status: Approved as submitted**

**Motion: Conte Second: Hein Vote: 6-0 unanimous**

4. **Milbrook Club, 61 Woodside Drive, Application PLPZ202200274** for Exterior Alteration review **for demolition and reconstruction of tennis shop along with landscaping and lighting** on a property located at 61 Woodside Drive in the R-20 zone. **View application [here](#).**

Decision Status: **Design is approved as submitted with the following note.**  
Motion: Hein Second: Conte Vote: 6-0 unanimous

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

- a. **For the applicant to consider some diagonal articulation, if appropriate.**

**I. Committee Business:**

1. Any business.

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