

1. ARC_Agenda_2021_06_16

Documents:

[6-16-21 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2021_06_16

Documents:

[6-16-21 ARC MEETING, FINAL AGENDA REV..PDF](#)

3. ARC_Agenda_2021_06_16

Documents:

[6-16-21 ARC MEETING, ACTION AGENDA DRAFT.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA revised
Regular Meeting

Wednesday, June 16, 2021, 7:00 pm
Zoom Virtual Meeting
Webinar ID: 821 0795 0146
Password: 7810353

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/82107950146?pwd=Z05Sb3NwZkkvSDh1UERDdWcyVDkrZz09>

Or iPhone one-tap : US: +16465189805,,82107950146#,,1#,7810353# or
8778535257,,82107950146#,,1#,7810353# (Toll Free)

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

I. Exterior Alteration reviews:

1. **Pickwick Theater Lofts, 44-48 West Putnam Ave., Application PLPZ202100163** for an Exterior Alteration review **for addition of two floors of residential units including new windows, roofs, balconies, entrance canopy, lighting and landscaping** at a property located at 44-48 West Putnam Ave. in the CGBR zone. *Last reviewed May 5th 2021 at which members Hein, Conte, Meniconi, Brake-Smith, Cohen, Krueger and LoBalbo were present.*
View cover letter [here](#).
View updated plans [here](#).
2. **581 WPA Resi Jlofts, 581 West Putnam Avenue, Application PLPZ202100012** for Exterior Alteration review for construction of a **new multi-family residential structure with 44 units, including moderate income units, with new drive and parking areas, roof plantings and lighting, and site lighting and landscaping** at a property located at 581 West Putnam Avenue in the GBO zone. *Last reviewed Feb. 3rd 2021 at which all members were present.*
View updated plans [here](#).
3. **Bruce Museum, 1 Museum Drive, Application PLPZ202100262** for Exterior Alteration review for **enlargement and enclosure of existing open deck to create indoor space, proposed landscaping updates and a new generator** at a property

located at 1 Museum Drive in the R-6 zone.

View application [here](#).

4. **171 Hamilton Ave., Application PLPZ202100263** for Exterior Alteration review for **demolition of existing and construction of new 4 story mixed use “8-30g set aside development” with retail on ground floor and 6 apartments, landscaping and site lighting** at a property located at 171 Hamilton Ave. in the LBR-2 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 alan.barry@greenwichct.org as soon as possible in advance of the event.

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I. Sign/Awning reviews [sign applications were discussed at 6-14 meeting by members Brake-Smith and Cohen, decisions must be ratified by quorum of 3 members]

1. **American Red Cross, 99 Indian Field Road, Application PLPZ202100240** for Sign/Awning review for **two façade signs** on a property located at **99 Indian Field Road** in the GBO zone.
View application [here](#).

Decision Status: **Electronic Return recommended as follows:**

The applicant shall submit updated plans to reflect the following:

- a) 1st sign – (“Blood Donation Center” sign): Move sign down to 1st floor, to be centered between bottom of window and top of arc of canopy. This location will relate better to the building and will help with the legibility of the sign.
 - b) 2nd sign – to be centered between the canopy’s mounting cables.
2. **La Brosse Dry Bar, 217 East Putnam Avenue, Application PLPZ202100257** for Sign/Awning review for **a new façade sign** on a property located at **217 East Putnam Avenue** in the LBR-2 zone.
View application [here](#).

Decision Status: Electronic Return recommended as follows:

The applicant shall submit updated plans to reflect the following:

- a) Provide scaled rendering to show exact dimensions of sign and placement on façade (to scale), making sure sign is above lintel of the window.
- b) Sign shall be updated to move the top and bottom lines of lettering closer to each other, to provide more air above and below.
- c) Use appropriate line weights to maximize legibility.
- d) Any window / door decals, such as hours of operation, shall be provided on a plan. Applicant indicated she does not plan on having any decals.
- e) Lights are existing. Sign will not be interiorly illuminated.
- f) Clarify which existing signs will remain and which will be removed (Greenwich Jiu Jitsu and Salon 221).
- g) Applicant clarified that La Brosse has its own dedicated door not shared with other tenants.

II. Exterior Alteration reviews:

1. **Pickwick Theater Lofts, 44-48 West Putnam Ave., Application PLPZ202100163** for an Exterior Alteration review **for addition of two floors of residential units including new windows, roofs, balconies, entrance canopy, lighting and landscaping** at a property located at 44-48 West Putnam Ave. in the CGBR zone. *Last reviewed May 5th 2021 at which members Hein, Conte, Meniconi, Brake-Smith, Cohen, Krueger and LoBalbo were present.*
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2. **581 WPA Resi Jlofts, 581 West Putnam Avenue, Application PLPZ202100012** for Exterior Alteration review for construction of a **new multi-family residential structure with 44 units, including moderate income units, with new drive and parking areas, roof plantings and lighting, and site lighting and landscaping** at a property located at 581 West Putnam Avenue in the GBO zone. *Last reviewed Feb. 3rd 2021 at which all members were present.*
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4. **171 Hamilton Ave., Application PLPZ202100263** for Exterior Alteration review for

demolition of existing and construction of new 4 story mixed use “8-30g set aside development” with retail on ground floor and 6 apartments, landscaping and site lighting at a property located at 171 Hamilton Ave. in the LBR-2 zone.
View application [here](#).

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**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA draft
Regular Meeting**

**Wednesday, June 16, 2021, 7:00 pm – 9:20 pm
Zoom Virtual Meeting**

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson (left at 9:06 pm), Rhonda Cohen (arrived at 7:17pm), and Leander Krueger.

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

I. Sign/Awning reviews [sign applications were discussed at 6-14 meeting by members Brake-Smith and Cohen, decisions must be ratified by quorum of 3 members]

1. **American Red Cross, 99 Indian Field Road, Application PLPZ202100240** for Sign/Awning review for **two facade signs** on a property located at **99 Indian Field Road** in the GBO zone.

View application [here](#).

Decision Status: **Electronic Return (email: manastasio@greenwichct.org)**

Motion: Hein Second: Conte Vote: 3-0 (Hein, Conte, Krueger)

The applicant shall submit updated plans to reflect the following:

- a) 1st sign – (“Blood Donation Center” sign): Move sign down to 1st floor, to be centered between bottom of window and top of arc of canopy. This location will relate better to the building and will help with the legibility of the sign.

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2. **La Brosse Dry Bar, 217 East Putnam Avenue, Application PLPZ202100257** for Sign/Awning review for **a new facade sign** on a property located at **217 East Putnam Avenue** in the LBR-2 zone.

View application [here](#).

Decision Status: **Electronic Return (email: manastasio@greenwichct.org)**

Motion: Hein Second: Conte Vote: 3-0 (Hein, Conte, Krueger)

The applicant shall submit updated plans to reflect the following:

- a) Provide scaled rendering to show exact dimensions of sign and placement on façade (to scale), making sure sign is above lintel of the window.
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- d) Any window / door decals, such as hours of operation, shall be provided on a plan. Applicant indicated she does not plan on having any decals.
- e) Lights are existing. Sign will not be interiorly illuminated.
- f) Clarify which existing signs will remain and which will be removed (Greenwich Jiu Jitsu and Salon 221).
- g) Applicant clarified that La Brosse has its own dedicated door not shared with other tenants.
- h) Sign shall be attached into mortar joints only, not directly into brick.

II. Exterior Alteration reviews:

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View updated plans [here](#).

Discussion / Consensus – Does not need to return, ARC recommends the following to P+Z:

Architecture:

- a) **ARC accepts the window studies presented and finds that the architecture and proposed window scape are appropriate in context of the historic building (ie, the 2nd floor windows do not need to have arches).**
- b) **The lighting fixtures are accepted but should have as minimal impact as possible – they should be shielded, and the profile/footprint should be minimized, and should be less than 14 feet in height.**
- c) **ARC likes the new design of the railings for the residential balconies and recommends that the commercial railing be upgraded in the future when feasible.**
- d) **Samples shall be submitted prior to Zoning Permit – windows frame color and glazing.**

Landscaping:

- a) **ARC finds that the applicant should have made more of an attempt to add new landscaping / green scape to the property / parking lot.**
 - b) **The proposed Hydrangea tree shall be updated to a different, more robust, species such as Honey Locust. Pay attention to soil here to ensure survival – Silva Cell product is recommended.**
 - c) **The applicant proposed meeting with DPW and Tree Warden to determine if one or two street trees can be added in front of the property and ARC found this to be a good way to proceed. John Conte offered to be part of those talks.**
 - d) **The ARC finds that green scape should be maximized and emphasizes to PZ that Section 6-180 requires 1 tree for every parking space for parking lots with more than 10 spaces (Type “E” planting).**
 - e) **The ARC also references the standards of Sections 6-15 and 6-17 such as “preserve or enhance...natural environment” / ensure “adequacy of buffers and screening”.**
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Discussion / Consensus –

Architecture:

- a) **The ARC finds the current design to be successful and gives a positive endorsement of the project to be forwarded to P+Z.**
- b) **Applicant confirmed the balcony railings will all be glass.**
- c) **ARC suggested some breaks in the cornis and suggested the shade canopies look a little heavy and recommended using wood for those.**

Landscaping:

- a) **ARC would like the applicant to return for review of a final landscaping plan to ensure screening is acceptable and to review the plans for the rock outcropping.**
- b) **Applicant to provide vegetation inventory of what is existing / to be removed and proposed new – with an emphasis on keeping much of the natural vegetation on the rock outcropping.**
- c) **With reference to Section 6-15, 6-17 and 6-180, green scape should be**

maximized on site within the parking lot, around the parking lot and around the building itself. Landscaping screening should be robust and include a variety of groundcover, shrubs and trees of native and pollinator friendly species.

Public Input:

- a) **Lin Lavery spoke as a member of the public and indicated that the applicant had listened to concerns of the surrounding neighborhood and that she found the current design much improved from the last iteration.**

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Postponed to 7/7.

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