

1. ARC_Agenda_2023_06_21

Documents:

[6-21-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2023_06_21

Documents:

[6-21-23 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, June 21, 2023 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. Sign/Awning Reviews:

- 1. Fred, 382 Greenwich Ave., Application PLPZ 2023 00221** for Sign/Awning review for **new façade sign and window decals** on a property located at 382 Greenwich Ave. [owner: 382 Greenwich LLC] in the CGBR zone. *Discussed at 6/5/23 meeting.*
View application [here](#).
- 2. Abercromie and Fitch, 107 Greenwich Avenue, Application PLPZ 2023 00232** for Sign/Awning review for **new halo lit façade sign and window decals** on a property located at 107 Greenwich Ave. [owner: 107 Greenwich Avenue LLC] in the CGBR zone.
View application [here](#).
- 3. Make Modern, 220 East Putnam Avenue, Application PLPZ 2023 00241** for Sign/Awning review for **new façade sign** on a property located at 216 East Putnam Ave. Cos Cob [owner: Schmitz] in the LBR-2 zone.
View application [here](#).
- 4. Blankenship Dry Goods, 16 Greenwich Ave. Application PLPZ 2023 00211** for Sign/Awning review for **installed façade signs, awning signage, projecting signs, window decals and light fixtures and new proposed façade sign for Wall St. Coffee**

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 as soon as possible in advance of the event.

on a property located at 16 Greenwich Ave. [owner: KTC Property LLC] in the CGBR zone.

View application [here](#).

II. Exterior Alteration reviews:

1. **Greenwich Place, 0 Western Junior Hwy, Application PLPZ 2023 00069** for Exterior Alteration review for **renovations and additions to clubhouse, relocation of community in-ground pool including ADA updates and relocation of sewer and stormwater lines, new lighting and landscaping** on a property located at 0 Western Junior Highway in the R-6 zone. *Last reviewed at the 5/17/23 meeting at which Hein, Conte, Brake-Smith, Boldt, Contadino, Krueger, and Pugliese were present.*
View previous plans [here](#).
View updated plans [here](#).
2. **Gulf Station, 370 East Putnam Ave, Application 202300207** for an Exterior Alteration review **for fenced screening of two existing dumpsters** on a property located at 370 East Putnam Avenue [owner: PMG Northeast LLC] in the LB zone.
View application [here](#).
3. **99 River Rd; Application PLPZ202100387** for an Exterior Alteration review **for updated parking lot lighting only associated with an office development project** at a property located at 99 River Road [owner: CEMT River] in the WB zone.
View application [here](#).
4. **Plaza 200 LLC, 1141 King Street Application PLPZ202100570** for Exterior Alteration review **for updated lighting only, associated with a multi family development project** on a property located at 1141 King St. in the RA-4 zone.
View application [here](#).
5. **Round Hill Music, 398 Greenwich Ave., Application PLPZ 202300208** for Exterior Alteration review **for first floor addition** on a property located at 398 Greenwich Ave. [owner: Crazy Goodies LLC] in the CGBR zone.
View application [here](#).

III. Committee Business:

1. **Any business.**

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Town Hall • Planning and Zoning • 101 Field Point Road • Greenwich, CT 06830 • [203] 622-7894 • FAX [203] 622-3795 •
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**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

**Wednesday, June 21, 2023 7:03 -9:30 pm
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.

Attendance: Richard Hein, Chairperson; Peter Boldt; Louis Contadino; Rhonda Cohen; Leander Krueger
Staff: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Sign/Awning Reviews:

- 1. Fred, 382 Greenwich Ave., Application PLPZ 2023 00221** for Sign/Awning review for **new façade sign and window decals** on a property located at 382 Greenwich Ave. [owner: 382 Greenwich LLC] in the CGBR zone. *Discussed at 6/5/23 meeting.*
View application [here](#).

*Decision Status: **Approved as submitted***

Motion: Cohen Second: Hein Vote: 5-0 (voting: Hein, Boldt, Cohen, Contadino, Krueger)

Notes:

- a. max height on the initial character F in “fred” to be 18” or less per Building Zone Regulations;
 - b. color approved as submitted.
 - c. submit 3 hard copy plans to P+Z Office, attention: [Marisa Anastasio](#) for endorsement; permits are required from Building Inspection and Zoning Enforcement departments
- 2. Abercromie and Fitch, 107 Greenwich Avenue, Application PLPZ 2023 00232** for Sign/Awning review for **new halo lit façade sign and window decals** on a property located at 107 Greenwich Ave. [owner: 107 Greenwich Avenue LLC] in the CGBR zone.
View application [here](#).

Application not discussed. Applicant was not present.

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3. **Make Modern, 220 East Putnam Avenue, Application PLPZ 2023 00241** for Sign/Awning review for **new façade sign** on a property located at 216 East Putnam Ave. Cos Cob [owner: Schmitz] in the LBR-2 zone.
View application [here](#).

*Decision Status: **Approved as submitted** Motion: *Cohen Second:* Hein Vote: 5-0 (voting: Hein, Boldt, Cohen, Contadino, Krueger)*

Notes:

- a. Projecting (blade) sign (in rear of building) accepted as submitted;
- b. Facade sign (on front of building): ARC accepts the design and color of sign but notes that the sign shall be moved down one “fish scale” row so the base of the sign hits the next level down to achieve a more modern look;
- c. Any other signs, such as window decals or directional signage, require submittal of mechanical plans and renderings to be submitted via email to Marisa.Anastasio@greenwichct.org ;
- d. submit 3 hard copies of revised plans to the P+Z Office, attention: [Marisa Anastasio](#) for endorsement; permits are required from Building Inspection and Zoning Enforcement departments

4. **Blankenship Dry Goods, 16 Greenwich Ave. Application PLPZ 2023 00211** for Sign/Awning review for **installed façade signs, awning signage, projecting signs, window decals and light fixtures and new proposed façade sign for Wall St. Coffee** on a property located at 16 Greenwich Ave. [owner: KTC Property LLC] in the CGBR zone.
View application [here](#).

*Decision Status: **Return to a meeting***

*Motion: *Cohen Second:* Hein Vote: 5-0 (voting: Hein, Boldt, Cohen, Contadino, Krueger)*

Applicant to update plans to reflect the following:

- a. **Compliance with the Building Zone Regulations (BZR) must be achieved, calculations can be reviewed with Zoning Enforcement. Non-compliant signage and lighting should be removed.**
 - i. **Window and Door decals - Logos and lettering on windows and doors are limited to 9” in height. Signage on windows/doors is limited to 15% of window/door area. Calculations must be consistent with Section 6-165(a) of the BZR.**
 - ii. **Projecting (blade) signs cannot extend more than 9” over public traveled way. The**

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- installed blade signs appear non-compliant and ARC recommends removal.
- iii. Sandwich (A-frame) boards are not permitted pursuant to the BZR and the existing should be removed from the sidewalk.
 - iv. Façade signage is limited to 2 sq. ft. per 1 linear foot of building frontage.
 - v. Lighting requires submittal of a photometric plan to determine compliance with Section 6-152 of the BZR.
- b. ARC notes their previous review from 2019 (PLPZ 2019 00007) approved a different design / placement of the Blankenship Dry Goods signage (Should be on the lower charcoal grey fascia vs the light façade of the building) and indicated the awning should remain solid color with no lettering. The window/door decals were not submitted for review, nor the projecting (Blade) signs or circular decals, nor the signage on transom windows, nor the lighting fixtures and ARC strongly recommends removal of all unapproved signage.
 - c. ARC asks for resubmittal of plans showing: proper hierarchy between the main store signage “Blankenship Dry Goods” and the substore signage “Wall St. Coffee”; only store hours and name of business to be placed on windows (not type of goods, etc...); No signage to be placed above sign board (charcoal fascia).
 - d. Lighting: White gooseneck lights are recommended --would provide ample light for the signage and would be more consistent with the look of the building. ARC finds the installed lighting fixtures (LED high power light) are not consistent with the aesthetic of Greenwich Avenue and should be removed.
 - e. submit pdf plans to Marisa.Anastasio@greenwichct.org and 1 hard copy to the PZ Office, Attention: Marisa Anastasio, in order to be scheduled for an upcoming meeting.

II. Exterior Alteration reviews:

1. **Greenwich Place, 0 Western Junior Hwy, Application PLPZ 2023 00069** for Exterior Alteration review for **renovations and additions to clubhouse, relocation of community in-ground pool including ADA updates and relocation of sewer and stormwater lines, new lighting and landscaping** on a property located at 0 Western Junior Highway in the R-6 zone. *Last reviewed at the 5/17/23 meeting at which Hein, Conte, Brake-Smith, Boldt, Contadino, Krueger, and Pugliese were present.* View previous plans [here](#). View updated plans [here](#).

Decision Status: **Electronic Return (submit pdf plans to Marisa.Anastasio@greenwichct.org for review)**

Motion: **Hein Second: Contadino Vote: 5-0 (voting: Hein, Boldt, Cohen, Contadino, Krueger)**

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Recommended to move forward to P&Z with the following:

- a. Address rainwater management between 3rd floor dormers
- b. Palette should be more muted / softer colors than the blue and grey proposed;
- c. Update plans /renderings to show the grey band on bathroom building dropped so that it is engaged with top of door on pool house similar to main building to create continuity.
- d. Louis Contadino to review the revisions once submitted.

2. **Gulf Station, 370 East Putnam Ave, Application 202300207** for an Exterior Alteration review **for fenced screening of two existing dumpsters** on a property located at 370 East Putnam Avenue [owner: PMG Northeast LLC] in the LB zone.

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Application not discussed. Applicant was not present.

3. **99 River Rd; Application PLPZ202100387** for an Exterior Alteration review **for updated parking lot lighting only associated with an office development project** at a property located at 99 River Road [owner: CEMT River] in the WB zone.

View application [here](#).

Decision Status: **Approved as submitted (submit 3 hard copy plans to [Marisa Anastasio](#) for endorsement)**

Motion: Hein Second: Cohen Vote: 5-0 (voting: Hein, Boldt, Cohen, Contadino, Krueger)

Notes:

- **Photometrics of bollards must show compliance with Building Zone Regulations**

4. **Plaza 200 LLC, 1141 King Street Application PLPZ202100570** for Exterior Alteration review **for updated lighting only, associated with a multi family development project** on a property located at 1141 King St. in the RA-4 zone.

View application [here](#).

Decision Status: **Return to a meeting (submit pdf plans to Marisa.Anastasio@greenwichct.org to be scheduled for meeting)**

Motion: Hein Second: Boldt Vote: 5-0 (voting: Hein, Boldt, Cohen, Contadino, Krueger)

Applicant to update plans to reflect the following:

- a. Fixtures as presented appear to be commercial in nature, not fitting for residential development, out of scale and inconsistent with architecture previously reviewed;
- b. Colors not clear;

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- c. Issue of wetlands, light spillage, wiring, need to be fully described in application;
- d. Photo montage or rendering of houses and site with fixtures to scale;
- e. Could provide a fixture sample to P+Z office;
- f. Encourage alternative fixtures;
- g. If required to be solar, some remote solar panels with hardwire connection may serve better.

5. **Round Hill Music, 398 Greenwich Ave., Application PLPZ 202300208** for Exterior Alteration review **for first floor addition** on a property located at 398 Greenwich Ave. [owner: Crazy Goodies LLC] in the CGBR zone.
View application [here](#).

Decision Status: Return to a meeting (submit pdf plans to Marisa.Anastasio@greenwichct.org to be scheduled for meeting)

Motion: Hein Second: Boldt Vote: 5-0 (voting: Hein, Boldt, Cohen, Contadino, Krueger)

Applicant to update plans to reflect the following:

- a. Proposed replacement windows to be reviewed – ARC recommends an historically accurate window with reference to contextual buildings left, right and across, as they are important to the historic district; Review Profile glazing/ colors/ is double hung appropriate
- b. Review Landscaping regulations and provide landscaping in accordance;
- c. Applicant indicates the awning will be removed and signage will be proposed in the future;
- d. The building is located with the Greenwich Avenue / Downtown Local Historic District.

III. Committee Business:

- 1. Any business. None.

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