

1. ARC_Agenda_2021_07_07

Documents:

[7-7-21 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2021_07_07

Documents:

[7-7-21 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, July 7, 2021, 7:00 pm

Zoom Virtual Meeting

Webinar ID: 872 9235 6623

Password: 6803385

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/87292356623?pwd=V0xQaHlzMVdmQ0QvRVpBd2N5MmFVdz09>

Or iPhone one-tap : US: +16465189805,,87292356623#,,1#,6803385# or
8335480282,,87292356623#,,1#,6803385# (Toll Free)

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

I. Sign/Awning and Exterior Alteration reviews:

1. **UB Greenwich- II OGCC, LLC, 188 Sound Beach Avenue, Applications PLPZ202100270, 272 and 286** for Exterior Alteration, Sign and Awning reviews for **new mural on side of building, new awnings, new signage with lighting on a property** located at 178 -188 Sound Beach Avenue in the LBR-2 zone.
View applications [here](#).

II. Exterior Alteration reviews:

1. **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](#).
2. **BNY Mellon, 10 Mason St., Application PLPZ202100120**, for an Exterior Alteration review for a **new ground mounted generator** at a property located at 10 Mason St. in the CGB zone. *Last reviewed at the 4-21-21 meeting at which Hein, Conte, Meniconi, Boldt, Cohen, Contadino, Krueger, LoBalbo and Pugliese were present.*
View previous plans [here](#).
View updated plans [here](#).

3. **Nantucket Condominium, 50 Church Street; Application PLPZ202100287** for Exterior Alteration review for **replacement of decking (pavers)** located at 50 Church Street in the R-MF zone.
View applications [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](#).

III. 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.

ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA
Regular Meeting

Wednesday, July 7, 2021, 7:01 pm – 9:34 pm
Zoom Virtual Meeting

Members Present: John Conte, Vice-Chairperson (chaired meeting), Graziano Meniconi, Secretary; Heidi Brake-Smith, Leander Krueger, Katherine LoBalbo, Paul Pugliese, Rhonda Cohen (arrived at 7:02pm), and Louis Contadino (arrived at 7:02pm, left at 9:08pm)

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

I. Exterior Alteration reviews:

1. **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](#).

Decision Status: **Does not need to return, and ARC recommends the project as presented to P&Z**

Motion: Conte Second: LoBalbo Vote: 6-1

In favor: Conte, Meniconi, Pugliese, Cohen, Krueger, LoBalbo

Not In Favor: Contadino

Recused: Brake-Smith

2. **BNY Mellon, 10 Mason St., Application PLPZ202100120**, for an Exterior Alteration review for a new ground mounted generator at a property located at 10 Mason St. in the CGB zone. *Last reviewed at the 4-21-21 meeting at which Hein, Conte, Meniconi, Boldt, Cohen, Contadino, Krueger, LoBalbo and Pugliese were present.*
View previous plans [here](#).
View updated plans [here](#).

Decision Status: **Approved as Submitted**

Motion: Conte Second: Pugliese Vote: 8-0 (Conte, Meniconi, Brake-Smith, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

3. **Nantucket Condominium, 50 Church Street; Application PLPZ202100287** for Exterior Alteration review for **replacement of decking (pavers)** located at 50 Church Street in the R-MF zone.
View applications [here](#).

Decision Status: **Approved as Submitted**

Motion: Conte Second: Pugliese Vote: 8-0 (Conte, Meniconi, Brake-Smith, Cohen, Contadino, Krueger, LoBalbo, and Pugliese)

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](#).

Decision Status: **Return to a Meeting**

Motion: Conte Second: Meniconi Vote: 6-0 (Conte, Meniconi, Brake-Smith, Cohen, Krueger, and LoBalbo)

Recused: Pugliese

The applicant shall submit updated plans and documentation as detailed below:

1. **Provide additional renderings including: the rear of the building which includes the parking area and the residential entrance; and the building with more context within the existing neighborhood;**
2. **The residential entrance must be inviting;**
3. **ARC finds that this building may be the example that influences future buildings on Hamilton Avenue and wants to get the details right;**
4. **The signage and sidewalk railing should be modernized to relate to the building design;**
5. **Landscaping should be incorporated – even by use of a greenwall**
6. **Details and articulation need to be added to the building and/or clarified:**
 - a. **the roofline needs to be pulled back– perhaps add louvers;**
 - b. **use trellis to bring down scale of building;**
 - c. **review the small windows - they don’t necessarily work in the design;**
 - d. **the windows don’t line up with the trespa in the rendering;**
 - e. **look into adding eyelashes to windows and/or window boxes;**
 - f. **add shadow lines;**
 - g. **The current awnings are bulky – possibly use fabric awnings;**
 - h. **review the front stoop to be more inviting.**

II. Sign/Awning and Exterior Alteration reviews:

1. **UB Greenwich- II OGCC, LLC, 188 Sound Beach Avenue, Applications PLPZ202100270, 272 and 286** for Exterior Alteration, Sign and Awning reviews for **new mural on side of building, new awnings, new signage with lighting on a**

property located at 178 -188 Sound Beach Avenue in the LBR-2 zone.
View applications [here](#).

Decision Status: **Return to a Meeting**

Motion: Conte Second: Cohen Vote: 7-0 (Conte, Meniconi, Brake-Smith, Cohen, Krueger, LoBalbo, and Pugliese)

The applicant shall comply with the following conditions and provide the requested documentation:

1. ARC finds that the proposed multi colored mural options do not fit the site characteristics of Old Greenwich. It feels very “Miami”. Applicant can return with an updated proposal that relates to the historic feel of Old Greenwich and ARC will re-review.
2. ARC does not accept the proposed 3-color awning – one consistent awning across all storefronts should be proposed – perhaps a black and white stripe or navy and white stripe would work.
3. ARC feels the signboard is a good design – but still need to review the cohesive application and proposed lettering (Font, color, size) of future signage. ARC recommends white sign board with black lettering.

III. Committee Business:

1. Any Business. None.

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