

1. Meeting Materials

Documents:

[JULY 10, 2017 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA.PDF](#)
[JULY 10, 2017 ARCHITECTURAL REVIEW COMMITTEE NOTICE OF SPECIAL MEETING.PDF](#)
[JULY 10, 2017 ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Monday, July 10, 2017

FINAL AGENDA

for Special Meeting

Town Hall Meeting Room

1:00 PM

Greenwich Town Hall

101 Field Point Road

Greenwich, CT

1. Sound View and Field Point Residential Development

Application PLPZ2017 00108 for Exterior Alteration review **to demolish existing structures and build two buildings with twelve (12) units over a common parking garage** on a property located at 115 FIELD POINT ROAD, 125 FIELD POINT ROAD, 1 SOUND VIEW DRIVE, GREENWICH in the R-6 Zone. Proposed use: residential Existing Use: residential

DECISION STATUS:

- AS SUBMITTED AS NOTED RETURN DENIED
- Meeting
- Electronic resubmission
- Construction Documents

-
- | | | | |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN | <input type="checkbox"/> CONTE | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE | <input type="checkbox"/> STRAZZA | <input type="checkbox"/> SMITH | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

SUBMITTING APPLICATIONS

Submitting an application by the posted deadline date does not guarantee a spot on the agenda. The agenda is filled on a first come basis. You must make an appointment with the application coordinator Lauren at lauren.lockwood@greenwichct.org to submit all applications. Please note that no appointments may be available the day of the deadline if you wait too long. Here is the link to the 2017 meeting schedule:

<http://www.greenwichct.org/upload/medialibrary/e03/2017%20ARC%20MEETING%20SCHEDULE.pdf>

BEFORE THE MEETING:

The final agenda is posted online the Friday before the meeting. You will be able to determine where your application is on the agenda. Please double check to confirm the date and the time of your meeting. To access the Final Agenda, you can find it on the Town website under Meetings and then Architectural Review Committee:

http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/

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 plans to the meeting**. 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 to be heard. 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.

AFTER THE MEETING:

If an application requires revisions, **the Committee may state that they will review subsequent revisions via email** in order to expedite the process for the applicant. The applicant will be told at the meeting if this option is available to them. These revisions can be emailed to: ctyminski@greenwichct.org. The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant. It is the applicant's responsibility to follow up with the electronic review.

Electronic review is a process that was established to help expedite review of projects for the benefit of the applicants. **Electronic Review needs to be accomplished within one month after the meeting**. All revisions that are delayed past one month will need to return to a meeting. In addition, if there are still outstanding issues after electronic review, then the applicant must return to a meeting.

It is the responsibility of the applicant to follow up on electronic reviews and find their conditions of approval. The conditions of approval or requested revisions will be found on the Action Agenda which is posted the Friday following the meeting. To access the Action Agenda, you can find it on the Town website under Meetings and then Architectural Review Committee:http://www.greenwichct.org/government/committees/architectural_review_committee/arc_meetings/.

RETURNING TO A FUTURE MEETING:

Occasionally the Committee will request that subsequent revisions be reviewed at a future meeting. You will be scheduled for another meeting once revised plans are received by the Planning and Zoning department. Plans must be received at **by the deadline for that meeting date** to be scheduled for a particular meeting. In addition, please note that **submitting any application or revision by the posted deadline date** does not guarantee a spot on the agenda. The agenda is filled on a first come basis.

SIGN-OFFS:

Once revisions are approved either electronically or at a meeting, three new final design plan sets must be brought in for sign off that incorporate the required changes to the design. **Planning and Zoning Staff will stamp any revised and approved drawings on Fridays from 9:00 - 11:00 AM.**

To complete the permitting process, the applicant must apply to the Zoning Enforcement Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. Applicants are requested to contact the Building Division for building permit requirements.

Please note that **any changes to approved plans** will require additional Architectural Review Committee review and must return to a meeting.



NOTICE

is hereby given that there will be a

SPECIAL MEETING OF THE **ARCHITECTURAL REVIEW COMMITTEE**

on

Monday, July 10, 2017

at

1:00 PM

in the

Town Hall Meeting Room

101 Field Point Road

Greenwich, CT

to hear the following application:

Sound View and Field Point Residential Development

Application PLPZ2017 00108 for Exterior Alteration review **to demolish existing structures and build two buildings with twelve (12) units over a common parking garage** on a property located at 115 FIELD POINT ROAD, 125 FIELD POINT ROAD, 1 SOUND VIEW DRIVE, GREENWICH in the R-6 Zone. Proposed use: residential Existing Use: residential

ARCHITECTURAL REVIEW COMMITTEE 1:00 – 2:40 PM

Monday, July 10, 2017

Action Agenda - Special Meeting

Town Hall Meeting Room

Greenwich Town Hall

101 Field Point Road

Greenwich, CT

ARC MEMBERS PRESENT: Richard Hein (chairman), John Conte, Louis Contadino, James Doyle, Katherine LoBalbo (secretary), Heidi Smith, and Mark Strazza.

STAFF MEMBER PRESENT: Cindy Tyminski

The following is a recent procedure that is being followed:

Projects that require site plan review will submit an Exterior Alteration application first to the Architectural Review Committee (ARC).

The ARC will then conduct design review and then submit written recommendations to the Planning & Zoning Commission, so that it is available at their site plan review hearing.

The Committee suggested the following procedure for timing of all projects:

- *The applicant presents their project (5-10 minutes).*
- *The Committee will ask questions and discuss (10-20 minutes).*
- *Any opposition or interested individual will be allowed to speak.*
- *The Committee will discuss their decision and the secretary will make the motion (5 minutes).*
- *The public hearing will be digitally recorded.*

Paul Pugliese (chairman)
Richard Hein (vice-chairman)
Rhonda Cohen
John Conte
James Doyle
Louis Contadino
Katherine LoBalbo
Heidi Brake Smith
Mark Strazza



Architectural Review Committee

Meeting Date: July 10, 2017 (Special Meeting)

Re: Sound View and Field Point Residential Development

Application PLPZ2017 00108 for Exterior Alteration review **to demolish existing structures and build two buildings with twelve (12) units over a common parking garage** on a property located at 115 FIELD POINT ROAD, 125 FIELD POINT ROAD, 1 SOUND VIEW DRIVE, GREENWICH in the R-6 Zone. Proposed use: residential Existing Use: residential

STATUS: must return to ARC

(Motion: LoBalbo, Second: Doyle)

Voting in favor: Hein, Conte, Contadino, Doyle, LoBalbo, Smith and Strazza.

RECOMMENDATIONS:

The ARC finds that this submission represents a major improvement over what was presented initially and the Committee has confidence in this applicant and notes that the remaining issues can be resolved in one more meeting.

The Committee used the guidelines established in Section F of the June 3, 1988 ARC enabling legislation to guide their recommendations.

The Committee appreciates the reduction of the parapet and the incorporation of stonework to the base of the building and recommends that the applicant redevelop the upper parts of the building including the third floor, the parapet and the roof-scape, by re-working the fenestration, architectural elements materials or setbacks.

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The Committee appreciates the occupied roof, and the applicant should address any proposed lighting and any other occupancy, structures or plantings on the roof should be clarified.

The Committee appreciates the additional plant material that has been incorporated in this landscape plan and notes that the screening along the neighbor's property line remains insufficient and the applicant should submit a revised planting plan prior to the next meeting. In addition, the applicant should prepare an arborist report or management plan for the preservation of the mature trees on site.

The Committee appreciates the relocation of the building and notes that the applicant shall find a better location for the transformer and consider modifying the drive aisle to in regards to preserving the row of maple trees and proving more space for screening plantings along the southern border.

The Committee would like the applicant to return after their meeting with Planning and Zoning and is comfortable that the applicant has taken measured steps to comply with the recommendations of the Committee.

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