

1. ARC_Agenda_07_10_2019

Documents:

[7-10-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. 7-10-19 ARC Regular Meeting Action Agenda Draft

Documents:

[7-10-19 ARC REGULAR MEETING ACTION AGENDA DRAFT.PDF](#)

3. ARC_Agenda_07_10_2019

Documents:

[7-10-19 ARC REGULAR MEETING ACTION AGENDA FINAL.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, July 10, 2019

FINAL AGENDA

Town Hall Meeting Room

1st Floor, Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM

NOTE to applicants: Applicants or their representatives **must be present at the meeting** for which their item is scheduled.

Sign/Awning applicants are required to provide **samples of colors and materials at the meeting.**

Exterior Alteration applicants are required to **bring eight (8) sets of all plans to the meeting, along with color and material samples.** Full sized plans are preferred, and required for large scale projects. If **legible and to scale**, reduced sized plans can be provided for small scale projects.

I. Sign/Awning Reviews:

- 1. Love Sac, 51-53 East Putnam Ave.;** Application: **PLPZ201900257** for a Sign /Awning review for **3 new signs** on a property located at 45-55 EAST PUTNAM AVENUE in the CGBR Zone.
- 2. Funky Monkey, 86 Greenwich Avenue;** Application: **PLPZ201900264** for a Sign /Awning review for **awning with signage, window signage, vertical signage along wall, painting of store front, and planter** on a property located at 80- 86 Greenwich Avenue in the CGBR Zone.

Staff notes: Section 6-169 limits height of letters on windows to a maximum of 9". What are the dimensions of the white letters shown vertically on the brick wall and what are the dimensions of the window lettering?

- 3. Jersey Mikes, 1245 East Putnam Avenue;** Application: **PLPZ201900270** for a Sign/ Awning review of **two façade signs and one under-canopy sign** on a property located at 1233 - 1285 East Putnam Avenue, Riverside in the LB Zone.

Staff notes: Section 6-169 limits height of letters to a maximum of 18". Lettering is shown at 18.77 inches and 21.35 inches. ZEO also needs to determine allowable square footage of signage based on frontage.

- 4. Greenwich Flavor, 148 Mason St.;** Application: **PLPZ201900272** for a Sign/ Awning review for **one awning with signage** on a property located at 148 Mason Street in the CGB Zone.

Staff notes: Logo on awning is shown at 50" high; Section 6-169 limits height of

logos to a maximum of 18”.

II. Exterior Alteration Applications:

5. **62 Mason Street, LLC, 62 Mason Street;** Application **PLPZ 201800533** for an Exterior Alteration review for **demolition of the existing structure and construction of a new three story brick building** on a property located at 62 MASON STREET in the CGB Zone. *Last reviewed at the 6-5-19 meeting. Members present at that meeting: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Brake-Smith.*
6. **Greenwich Country Day School - High School Campus, 257 Stanwich Road;** Application: **PLPZ201900278** and **PLPZ201900004** for a Sign / Awning and Exterior Alteration review **for one freestanding sign, backlit by LED light strip and details of the stairtower/folly** on a property located at 257 STANWICH ROAD in the RA-2 Zone. *Stair tower last reviewed at the 6-5-19 meeting. Members present at that meeting: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Brake-Smith.*

Staff notes: Section 6-163(e) permits freestanding signs, maximum of 10 feet in height, with no clear space underneath required, in residential zones only, as long as they are located “back of the lot line” as defined by Section 6-166(f).

7. **Sanders Equities, 68 Arch St.;** Applications: **PLPZ201900268** and **PLPZ201900269** for a Sign Awning and Exterior Alteration review for **a new freestanding sign and new generator proposed to be screened with evergreens** on a property located at 68 ARCH STREET in the CGB Zone.

Staff notes: ZBA variance PLZE 201900120 was issued for location of generator and for monument style freestanding sign.

8. **The Field Club of Greenwich, 276 Lake Avenue;** Application: **PLPZ201900276** and **PLPZ201900277** for an Exterior Alteration and Sign/Awning review for **renovations on the clubhouse building including replacing windows, shifting and replacement of doors, 5 wall mounted exterior lights, regrading dining patio and raising an awning** on a property located at 276 LAKE AVENUE in the RA-2 Zone.
9. **Sutton Land LLC, 21 Glenville Street;** Application: **PLPZ201900259** for an Exterior Alteration for **new black aluminum fence, 5 ft tall with landscaping** on portion of the south easterly property line on a property located at 21 GLENVILLE STREET in the RA-1 Zone.

III. Committee Business:

1. Acceptance of Minutes of 6-5-19 meeting.
2. Any other Business.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, July 10, 2019

DRAFT ACTION AGENDA

Town Hall Meeting Room

1st Floor, Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:03 PM – 10:10 PM

Members Present: Richard Hein, Chairperson, Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Louis Contadino; John Conte; Graziano Meniconi; Leander Krueger

Absent: Rhonda Cohen; Paul Pugliese; Heidi Brake-Smith.

Staff Present: Bianca Dygert, Planner II and Jacalyn Pruitt, Planner II.

I. Sign/Awning Reviews:

1. **Love Sac, 51-53 East Putnam Ave.;** Application: **PLPZ201900257** for a Sign /Awning review for **3 new signs** on a property located at 45-55 EAST PUTNAM AVENUE in the CGBR Zone.

Decision Status: Do not return.

Motion: Hein Second: Contadino Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

- **Staff to review signage mounted 5 feet inside from the glass**
- **Recommendation to follow the drawings**
- **Sign pinned to joint, not to brick**

2. **Funky Monkey, 86 Greenwich Avenue;** Application: **PLPZ201900264** for a Sign /Awning review for **awning with signage, window signage, vertical signage along wall, painting of store front, and planter** on a property located at 80- 86 Greenwich Avenue in the CGBR Zone.

Decision Status: Return to meeting

Motion: Hein Second: Strazza Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

- **Three (3) colors maximum on signage**
- **Review percentage of window covered by decal and number of colors**
- **Remove tag lines from planters**
- **ARC recommends planter to remain white and façade to be green**

- **Reduce from three (3) green colors to one.**
- **Specify which flowers will be planted in planters**
- **ARC recommended for the applicant to make changes and simplify before returning.**

3. **Jersey Mikes, 1245 East Putnam Avenue;** Application: **PLPZ201900270** for a Sign/ Awning review of **two facade signs and one under-canopy sign** on a property located at 1233 - 1285 East Putnam Avenue, Riverside in the LB Zone.

Decision Status: Submit revisions electronically (if applicant considers all revisions) Otherwise, return to meeting

Motion: LoBalbo Second: Meniconi Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

- **ARC does not recommend the sign with red, white and blue colors.**
 - **ARC Recommends applicant reviews red color scheme and change to brown or bronze to match Pomodoro**
 - **Sign board must match the white of existing sign boards on the building**
 - **Letting is currently 23.96”, reduce to 18” Top of ‘J’ to the bottom of ‘Y’ cannot go over 18”**
 - **‘Subs’ appears in different font. Applicant notes that this is not a tagline, but is part of the name. ARC is open to consider the size of the sign to remain as-is if all font was the same**
 - **Staff to confirm regulations on corner signs with two of the same sign**
 - **Review the plaque sign in keeping with neighbors – matching color and font**
 - **Applicant should consider halo instead of back lit letters**
 - **If applicant can take all considerations, may submit electronically (email: marisa.anastasio@greenwichct.org and jacalyn.pruitt@greenwichct.org)**
Otherwise applicant must return to a meeting
4. **Greenwich Flavor, 148 Mason St.;** Application: **PLPZ201900272** for a Sign/ Awning review for **one awning with signage** on a property located at 148 Mason Street in the CGB Zone

Decision Status: Submit revisions electronically (email:

marisa.anastasio@greenwichct.org and jacalyn.pruitt@greenwichct.org)

Motion: Hein Second: LoBalbo Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

- Logo must be no more than 18”
- Phone number would not be allowed on awning. ARC suggests putting the phone number on the glass or a decal or elsewhere and suggests putting street address on the blade on the left.
- Applicant could provide more information about business on glass with no more than 15%. Height of logo on glass cannot exceed 9” but could have two logos on glass.

II. Exterior Alteration Applications:

5. **62 Mason Street, LLC, 62 Mason Street**; Application **PLPZ 201800533** for an Exterior Alteration review for **demolition of the existing structure and construction of a new three story brick building** on a property located at 62 MASON STREET in the CGB Zone.

Last reviewed at the 6-5-19 meeting. Members present at that meeting: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Brake-Smith.

Decision Status: Do not return (Submit to ARC after P&Z approval)

Motion: LoBalbo Second: Hein Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

- **ARC appreciates the effort the applicant has put forth over several iterations**
 - **ARC recommends to pursue mansard roof and projecting further out and applicant has agreed**
 - **Submit roof plans to staff and consider visible elements (stair and elevator to carry through design)**
 - **ARC recommends to keep fences as low as possible so as to not look barricaded**
 - **Return to ARC after P&Z approval for a review with construction documents, details, lighting, landscaping, and roof plan.**
6. **Greenwich Country Day School - High School Campus, 257 Stanwich Road**; Application: **PLPZ201900278 and PLPZ201900004** for a Sign / Awning and Exterior Alteration review **for one freestanding sign, backlit by LED light strip and details of the staintower/folly** on a property located at 257 STANWICH ROAD in the RA-2 Zone. *Stair tower last reviewed at the 6-5-19 meeting. Members present at that meeting: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Brake-Smith.*

Application PLPZ201900278 for Sign:

Decision Status: Do not return

Motion: Hein Second: Meniconi Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

- **ARC recommends the sign as shown with the note that the ARC would consider an illuminated monument**

Application PLPZ201900004 for Exterior Alteration:

Decision Status: Do not return

Motion: Hein Second: Contadino Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

- **ARC recommends design of stairwell with revisions as submitted with note that the roof could be a higher end material, not asphalt shingle**
- **ARC notes that the railing was added to the stairs on the site plan (per letter from the Building Division dated 6/21/19)**

7. **Sanders Equities, 68 Arch St.;** Applications: **PLPZ201900268 and PLPZ201900269** for a Sign Awning and Exterior Alteration review for **a new freestanding sign and new generator proposed to be screened with evergreens** on a property located at 68 ARCH STREET in the CGB Zone.

STATUS: POSTPONED PER APPLICANT

8. **The Field Club of Greenwich, 276 Lake Avenue;**
Application: **PLPZ201900276 and PLPZ201900277** for an Exterior Alteration and Sign/Awning review for **renovations on the clubhouse building including replacing windows, shifting and replacement of doors, 5 wall mounted exterior lights, regrading dining patio and raising an awning** on a property located at 276 LAKE AVENUE in the RA-2 Zone.

Decision Status: Do not return.

Motion: Hein Second: Strazza Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

9. **Sutton Land LLC, 21 Glenville Street;** Application: **PLPZ201900259** for an Exterior Alteration for **new black aluminum fence, 5 ft tall with landscaping** on portion of the south easterly property line on a property located at 21 GLENVILLE STREET in the RA-1 Zone.

Decision Status: Do not return

Motion: Conte Second: Meniconi Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

- **ARC finds the planting plan to be acceptable**
- **ARC encourages the spirit of community**

III. Committee Business:

1. Acceptance of Minutes of 6-5-19 meeting: The Committee did not accept the minutes. Hein noted that with item #3 with the applications at 5 Riverside Lane, Staff would need to revisit the audio from the meeting to determine the recommendations before approving the minutes.
2. Any other Business.

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Absent: Rhonda Cohen; Paul Pugliese; Heidi Brake-Smith.

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Motion: Hein Second: Strazza Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

- **Three (3) colors maximum on signage**
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Decision Status: Submit revisions electronically (email:

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Motion: Hein Second: LoBalbo Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

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Decision Status: Do not return (Submit to ARC after P&Z approval)

Motion: LoBalbo Second: Hein Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Submit revised plans and samples to reflect the following:

- **ARC appreciates the effort the applicant has put forth over several iterations**
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- **Submit roof plans to staff and consider visible elements (stair and elevator to carry through design)**
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Application PLPZ201900278 for Sign:

Decision Status: Do not return

Motion: Hein Second: Meniconi Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

- **ARC recommends the sign as shown with the note that the ARC would consider an illuminated monument**

Application PLPZ201900004 for Exterior Alteration:

Decision Status: Do not return

Motion: Hein Second: Contadino Vote: Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger

Notes/concerns/recommendations:

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- **ARC notes that the railing was added to the front step (per letter from the Building Division)**

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Notes/concerns/recommendations:

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