1. Meeting Materials

Documents:

JULY 15, 2015 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA-REVISED.PDF
JULY 15, 2015 ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA.PDF
JULY 15, 2015 NOTICE OF ROOM CHANGE.PDF
EXTERIOR ALTERATION

1. Indian Harbor Yacht Club

Application PLPZ2015 00288 for Exterior Alteration review to add patios and landscaping to a property located at 710 STEAMBOAT ROAD, GREENWICH in the CGBR Zone. Proposed use: Retail Existing Use: Retail

Note: CAM review pending

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ Pugliese ☐ Doyle ☐ Cohen ☐ Contadino
☐ Deck ☐ Brown ☐ Hein ☐ Conte
☐ Woods ☐ Strazza ☐ Smith

2. Castiglione Funeral Home

Application PLPZ2015 00151 for Exterior Alteration review to replace landscaping at entrance on a property located at 544 OLD POST ROAD #3, GREENWICH in the GBO Zone. Proposed use: Funeral Home Existing use: Office

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ Pugliese ☐ Doyle ☐ Cohen ☐ Contadino
☐ Deck ☐ Brown ☐ Hein ☐ Conte
☐ Woods ☐ Strazza ☐ Smith
3. **209 River Road Extension**

Application PLPZ2015 00127 for Exterior Alteration review to replace windows and doors and new rooftop HVAC units, landscaping and new pergola on a property located at 209 RIVER ROAD EXTENSION, COS COB in the LB Zone. Proposed use: Retail/Office Existing Use: Furniture refinisher.

**DECISION STATUS:**
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [x] RETURN
- [ ] DENIED

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4. **Anderson Road Pumping Station**

Application PLPZ2015 00281 for an Exterior Alteration review construct a concrete structure with screening and standby generator on a property located at 180 EAST ELM STREET, GREENWICH in the R-6 Zone. Proposed use: municipal Existing use: municipal  Note: Entrance to this site will be from Anderson Road.

**DECISION STATUS:**
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [x] RETURN
- [ ] DENIED

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5. **CVS Cos Cob**

Application PLPZ2015 00282 for Sign and Awning review to add window signs on a property located at 122 EAST PUTNAM AVENUE, COS COB in the LBR-2 Zone. Proposed use: Retail Existing Use: Retail

**DECISION STATUS:**
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [x] RETURN
- [ ] DENIED

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6. The Perfect Provenance

Application PLPZ2015 00273 for an Exterior Alteration review to construct a new deck and handicapped ramp with a ventilation shaft on the north side of building on a property located at 47 ARCH STREET, GREENWICH in the CGB Zone. Proposed use: retail Existing use: office  Note: Change of Use review pending.

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH

7. 1191 East Putnam Avenue

Application PLPZ2015 00239 for an Exterior Alteration review to add second story on building for residential and to modify landscaping on a property located at 1191 EAST PUTNAM AVENUE, Riverside in the GB Zone.

Proposed use: retail and residential  Existing use: restaurant (Baang)

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH

8. New Country Porsche of Greenwich

Application PLPZ2014 00185 for an Exterior Alteration review to add composite panels to the parapet, install landscaping and lighting on a property located at 241 WEST PUTNAM AVENUE, GREENWICH in the GB Zone. Proposed use: automotive  Existing use: automotive

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED
☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH
9. New Country Porsche

Application PLPZ2014 00184 for an Exterior Alteration review to modify the existing concrete walls, new storefront, painting exterior, install landscaping and lighting on a property located at 180 WEST PUTNAM AVENUE, GREENWICH in the GB Zone. Proposed use: automotive

Existing use: automotive

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH

10. Viewstone Condominium Community

Application PLPZ2015 00303 for Exterior Alteration review for the construction of a 4 new condominium units on a property located at 60 SPRING STREET, GREENWICH in the R-6 zone. Proposed use: residential

Existing use: residential

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH

11. Greenwich Reform Synagogue

Application PLPZ2013 00522 Exterior Alteration review of construction documents on a property located at 92 ORCHARD STREET, COS COB in the R-12 Zone. Proposed use: institutional Existing use: residential

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH
12. Eversource

Application PLPZ2015 00050 for Exterior Alteration review for the construction of a new substation on a property located at 290 RAILROAD AVENUE, GREENWICH in the GB zone. Proposed use: utility Existing use: retail (Pet Pantry)

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED

☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH

[Continued on next page]
ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE
FINAL AGENDA
Monday, July 13, 2015
Cone Room
10:00 AM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

SIGNS

1. Thruway Shopping Center Sign
   Application PLPZ2015 00304 for Sign and Awning review for a new free standing sign on a property located at 1285 EAST PUTNAM AVENUE, RIVERSIDE in the LB Zone. Proposed use: commercial Existing use: commercial (multiple tenants)

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH

2. Dunkin Donuts
   Application PLPZ2015 00215 for Sign and Awning review for new new face on existing freestanding sign, façade sign and awnings on a property located at 375 EAST PUTNAM AVENUE, COS COB in the LB Zone.
Proposed use: retail food Existing use: retail food

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED
☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH
3. Douglas Elliman Real Estate

Application PLPZ2015 00292 for Sign and Awning review **for new façade and free standing signs** on a property located at 88 FIELD POINT ROAD, GREENWICH in the CGB Zone. Proposed use: office Existing use: office

DECISION STATUS:

- ☐ AS SUBMITTED
- ☐ AS NOTED
- ☐ RETURN
- ☐ DENIED

☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH

4. Alexis Bittar

Application PLPZ2015 00280 for Sign and Awning review **for new façade sign** on a property located at 371 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail (Alice and Olivia)

DECISION STATUS:

- ☐ AS SUBMITTED
- ☐ AS NOTED
- ☐ RETURN
- ☐ DENIED

☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH

5. Greenwich Commons

Application PLPZ2015 00224 for Exterior Alteration review **for a free standing sign and a wall sign**, on a property located at 135 WEST PUTNAM AVENUE in the GB Zone. Proposed use: multiple tenant Existing use: multiple tenant

DECISION STATUS:

- ☐ AS SUBMITTED
- ☐ AS NOTED
- ☐ RETURN
- ☐ DENIED

☐ PUGLIESE  ☐ DOYLE  ☐ COHEN  ☐ CONTADINO
☐ DECK  ☐ BROWN  ☐ HEIN  ☐ CONTE
☐  ☐ WOODS  ☐ STRAZZA  ☐ SMITH
6. Circa Lighting

Application PLPZ201500213 for Sign and Awning approval for **additions to a free standing and new façade signs** on a property located at 19 WEST PUTNAM AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: bank

DECISION STATUS:
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED

7. Anthony Lawrence Home

Application PLPZ2015 00272 for Sign and Awning review **for new façade awnings** on a property located at 138 HAMILTON AVENUE, GREENWICH in the LBR-2 Zone (front half of property); rear of property R-6. Proposed use: retail Existing use: barber (Generations)

DECISION STATUS:
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED

8. Nolan Thomas Properties

Application PLPZ201400465 for Exterior Alteration review **to remove and replace siding**, on a property located at 200 SOUND BEACH AVENUE, OLD GREENWICH in the LBR-2 Zone. Proposed use: office Existing use: office

DECISION STATUS:
- [ ] AS SUBMITTED
- [ ] AS NOTED
- [ ] RETURN
- [ ] DENIED
9. Brooks Brothers

Application PLPZ2015 00276 for Sign and Awning review and PLPZ201500275 for Exterior Alteration review for new internally illuminating façade signs, and painting the façade of building on a property located at 181 GREENWICH AVENUE, GREENWICH in CGBR zone.

Proposed use: retail Existing use: retail (Brooks Brothers)

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH

10. 117 Greenwich Avenue

Application PLPZ2015 00286 for Exterior Alteration review for new shutters, install new windows in existing openings, new sign board, awning, LED façade lighting and painting the façade of building on a property located at 117 GREENWICH AVENUE GREENWICH in CGBR zone. Proposed use: retail Existing use: retail (Betteridge Jewelers) Note: Applicant proposes lighting the front façade of the building.

DECISION STATUS:
☐ AS SUBMITTED ☐ AS NOTED ☐ RETURN ☐ DENIED

☐ PUGLIESE ☐ DOYLE ☐ COHEN ☐ CONTADINO
☐ DECK ☐ BROWN ☐ HEIN ☐ CONTE
☐ ☐ WOODS ☐ STRAZZA ☐ SMITH
11. Greenwich Country Day School

Application PLPZ2015 00287 for Exterior Alteration review for elevated addition and deck on the east side of the lower school building with landscaping on a property located at 401 OLD CHURCH ROAD, GREENWICH in the RA-1 zone. Proposed use: school Existing use: school

DECISION STATUS:
☐ AS SUBMITTED  ☐ AS NOTED  ☐ RETURN  ☐ DENIED

[NOMINATE MEMBERS]

NOTICE TO APPLICANTS
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. Please record all recommended revisions to your design that are requested by the Architectural Review Committee during your public hearing.

If an application is “approved as submitted” and no revisions are required, plans may be picked up by the applicant at the Planning and Zoning Department. These plans will not be available any sooner than 9:00 am on the Friday following the meeting.

If an application requires revisions the Committee may 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.

Once revisions are approved, three new final design plan sets must be submitted that incorporate the required changes to the design. No Sign plans will be accepted that are smaller than 11” x 17” in size. Exterior Alteration plans must be full size and scalable. Planning and Zoning Staff will stamp the revised and approved drawings on Fridays from 9:00 -11:00 AM. If you need to schedule an alternative time to have your revised drawings stamped, please contact staff at: ctyminski@greenwichct.org.

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 least three weeks prior to a meeting date to be scheduled for a particular meeting.

To complete the permitting process the applicant must apply to the Zoning Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. No sign shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. 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.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, July 15, 2015
ACTION AGENDA
CONE ROOM
7:00 PM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Paul Pugliese (chair), Ken Deck (vice-chair), Louis Contadino, James Doyle, Heidi Brake Smith, Mark Strazza.
STAFF MEMBER PRESENT: Cindy Tyminski

EXTERIOR ALTERATION

1. Indian Harbor Yacht Club
   Application PLPZ2015 00288 for Exterior Alteration review to add patios and landscaping to a property located at 710 STEAMBOAT ROAD, GREENWICH in the CGBR Zone. Proposed use: Retail Existing Use: Retail
   Note: CAM review pending
   DECISION STATUS: APPROVED AS SUBMITTED
   Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.
   Proposed:
   • Small landscape lights around the perimeter of patio.
   • Standard square pattern to bluestone.

2. Castiglione Funeral Home
   Application PLPZ2015 00151 for Exterior Alteration review to replace landscaping at entrance on a property located at 544 OLD POST ROAD #3, GREENWICH in the GBO Zone. Proposed use: Funeral Home Existing use: Office
DECISION STATUS: RETURN

Modifiers:
- Larger plants needed more commensurate with what had been removed.
- Should have at least one tree to replace the one that was removed.
- Increase the number of plants and the size of the plants.
- Sign should not be over door but smaller on the building.
- The awning was not correct on the building.

3. 209 River Road Extension

Application PLPZ2015 00127 for Exterior Alteration review to replace windows and doors and new rooftop HVAC units, landscaping and new pergola on a property located at 209 RIVER ROAD EXTENSION, COS COB in the LB Zone. Proposed use: Retail/Office Existing Use: Furniture refinisher.

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.

Modifiers:
- Eliminate a band of the plantings that are along the road and install grass.

4. Anderson Road Pumping Station

Application PLPZ2015 00281 for an Exterior Alteration review construct a concrete structure with screening and standby generator on a property located at 180 EAST ELM STREET, GREENWICH in the R-6 Zone. Proposed use: municipal Existing use: municipal Note: Entrance to this site will be from Anderson Road.

DECISION STATUS: POSTPONED TO 8/31/2015
5. CVS Cos Cob

Application PLPZ2015 00282 for Sign and Awning review to add window signs on a property located at 122 EAST PUTNAM AVENUE, COS COB in the LBR-2 Zone. Proposed use: Retail Existing Use: Retail

DECISSION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.

Modifications:
- Use Cos Cob Photographs and fill up entire background (no white).
- No trademark symbols.
- Red CVS Decals:
  - 50% screen on back of glass.
  - 9” tall maximums letters.
  - On every other window.

6. The Perfect Provenance

Application PLPZ2015 00273 for an Exterior Alteration review construct a new deck and handicapped ramp with a ventilation shaft on the north side of building on a property located at 47 ARCH STREET, GREENWICH in the CGB Zone. Proposed use: retail Existing use: office Note: Change of Use review pending.

DECISSION STATUS: APPROVED AS NOTED, return
Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.

Proposed:
- F&B Hague Blue 30
- F&B Detail Light Blue 22
- F&B Trim: Cream Born White 239

Modifications:
- Reconfigure kitchen and place vent shaft inside building.
- Leave the window.
- Colors: lighten up the base color.
- Electronic return if possible. May need to return to meeting.
- Need architectural plans, not renderings.
7. **1191 East Putnam Avenue**

Application PLPZ2015 00239 for an Exterior Alteration review to **add second story on building for residential and to modify landscaping** on a property located at 1191 EAST PUTNAM AVENUE, Riverside in the GB Zone.

Proposed use: retail and residential  Existing use: restaurant (Baang)

**DECISION STATUS:** APPROVED AS SUBMITTED, return CDs.

Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.

**Proposed:**
- Stone: veneer true stone, country fieldstone ledge.
- Body: Clarkson Gray HC-102
- Trim: Copley Gay HC-104
- Straight arm light fixture.
- Roof: Brown aluminum
- Need a concrete plinth at base of columns.

**Modifications:**
- Need to revise plans to accurately reflect the correct colors.
- Cupola: Need to remove.
- Stair tower: Should have a low hipped roof on it.
- Need mock-up of stone in the field, prior to CDs.
- Carry cap line across center front window, and raise smaller square window.
- Add sash in window in stair towers, that lines up with mullions in main building.
- Cover plinth with stone if possible.
- Resubmit modifications electronically.

8. **New Country Porsche of Greenwich**

Application PLPZ2014 00185 for an Exterior Alteration review to **add composite panels to the parapet, install landscaping and lighting** on a property located at 241 WEST PUTNAM AVENUE, GREENWICH in the GB Zone. Proposed use: automotive  Existing use: automotive

**DECISION STATUS:** APPROVED AS SUBMITTED

Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.

**Proposed:**
- Lowered parapet by 4 feet, removed one panel.
• Back half of building will be black trapezium panel.
• Relocate existing signs. No new signs.

9. New Country Porsche

Application PLPZ2014 00184 for an Exterior Alteration review to modify the existing concrete walls, new storefront, painting exterior, install landscaping and lighting on a property located at 180 WEST PUTNAM AVENUE, GREENWICH in the GB Zone. Proposed use: automotive

Existing use: automotive

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.

Proposal:
• Black trapezium panel wrapped around west side.

Modifications:
• Correct panels so they line up and there are no left over edges.

10. Viewstone Condominium Community

Application PLPZ2015 00303 for Exterior Alteration review for the construction of a 4 new condominium units on a property located at 60 SPRING STREET, GREENWICH in the R-6 zone. Proposed use: residential

Existing use: residential

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.

Proposal:
• Hardie siding: Cobblestone
• Body color: Moss Green & Cougar Brown stain.
• Trim: White Azek
• Entry canopies are much better on proposal than existing.
• Landscaping: approved.

Modifications:
• Add windows in empty side facades.
• Use proper size shutters.
• Shutters should be removed from triple windows.
11. Greenwich Reform Synagogue

Application PLPZ2013 00522 Exterior Alteration review of construction documents on a property located at 92 ORCHARD STREET, COS COB in the R-12 Zone. Proposed use: institutional Existing use: residential

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.
Proposal:
- Plans dated: June 1, 2015
Modifications:
- CDs should be stapled (and in order).
- Use level 3 baffling unit (highest level) as specified in submitted specifications of the enclosure.
- Specification for post lamps and twin head fixtures; approved.

12. Eversource

Application PLPZ2015 00050 for Exterior Alteration review for the construction of a new substation on a property located at 290 RAILROAD AVENUE, GREENWICH in the GB zone. Proposed use: utility Existing use: retail (Pet Pantry)

DECISION STATUS: RETURN
Proposal:
Changes made to the plans since the Proposal was originally reviewed at the March 4, 2015 meeting:
- Moved the building 16 to 20 feet back from Railroad Avenue, was previously right on the sidewalk.
- Lowered the overall height of the building
- Bay door moved to back of the building.
- Brick veneer to better match the building next door.
- Concrete panels are primary siding component.
Comments on revised plan:

- Great improvement that the building was moved and lowered in height. The massing and way it sits on the site is also improved from what was previously presented.
- The architecture, as presented, is still not acceptable due to the following:
  - Building does not have proportion and integrity that it should or could have.
  - It does not fit in with the character of the neighborhood.
  - Better detailing and materials need to be reviewed.
  - Too much framework (cement panel) compared to brick.
  - They should use real windows that are not transparent because it will allow for liveliness from the reflections.
  - The front door is out of proportion and looks too residential.
  - Need actual architectural drawings and not just renderings.
- This intersection is an entrance to Downtown Greenwich and the elevation along Field Point needs to be addressed as well.
- There are 2 or 3 high quality, large caliper, fastigiate oaks on the property and they should be preserved. Need a landscape plan for entire site for ARC review.
- The accessory structures need to be clad in a similar material to the main structure.
- Wrought iron fences should relate to one another and be of similar size and scale.
- There are many local architectural inspirations to draw from that were presented to Eversource. For example, the building across street was constructed by C L & P (n/k/a/ Eversource) and details from this building should be brought over. 209 Railroad Avenue Extension was another example of appropriate architecture given to Eversource. This is a historic building that was constructed originally to house a power station.

[Continued on next page]
ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE

FINAL AGENDA

as heard on

Monday, July 13, 2015

Cone Room
10:00 AM

Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Paul Pugliese (11:15AM), Ken Deck, Heidi Smith, and Mark Strazza.

STAFF MEMBER PRESENT: Cindy Tyminski

DECISION STATUS (6/3/2015): APPROVED AS SUBMITTED

TO APPROVE the recommendations of the Sign Sub-committee:

Voting to approve: Pugliese, Deck, Contadino, Doyle, Smith and Strazza.

SIGNS

1. Thruway Shopping Center Sign

Application PLPZ2015 00304 for Sign and Awning review for a new free standing sign on a property located at 1285 EAST PUTNAM AVENUE, RIVERSIDE in the LB Zone. Proposed use: commercial Existing use: commercial (multiple tenants)

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Deck, Cohen, and Strazza.

- Reduce the height of CHOPT letters, too overpowering.
- Remove the apostrophe.
- Move the two bolder black lettered tenants to bottom of sign and the lighter on top of them.
- No registered trademarks symbols.
- Logos cannot illuminate.
- Reduce or remove Pizzeria and Trattoria
- Trim and posts: White
- Background: BM OC19 – Sea Pearl Tan
2. Dunkin Donuts

Application PLPZ2015 00215 for Sign and Awning review **for new new face on existing freestanding sign, façade sign and awnings** on a property located at 375 EAST PUTNAM AVENUE, COS COB in the LB Zone.

Proposed use: retail food Existing use: retail food

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Deck, Cohen, and Strazza.

- All illegal signs on site MUST be removed prior to sign off.
- All awnings should be the pink material that was provided.
- The pink matches both the Dunkin Donuts and the Baskin Robbins signs that are above the awning.

3. Douglas Elliman Real Estate

Application PLPZ2015 00292 for Sign and Awning review **for new façade and free standing signs** on a property located at 88 FIELD POINT ROAD, GREENWICH in the CGB Zone. Proposed use: office Existing use: office

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Deck, Cohen, and Strazza.

- Need to provide first floor plan of building showing entrances and exits to all tenants in this building.
- No facade sign is approved; it is offensive to the architecture.
- Logo and name to be on the rear awning over the door and on the freestanding sign only.
- Awning: Black sunbrella with white lettering
- Free standing sign: Black background with white lettering.
- Remove the logo on the skirts of the awnings.
- Make the logo on the freestanding sign white, not aqua.
- Directional signs: Shorter arrows.
- Bottoms of all three awnings on the rear should all line up.
- Middle/door canopy should not project past top of landing/step.
4. Alexis Bittar

Application PLPZ2015 00280 for Sign and Awning review for new façade sign on a property located at 371 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail (Alice and Olivia)
DECISION STATUS: POSTPONED

5. Greenwich Commons

Application PLPZ2015 00224 for Exterior Alteration review for a free standing sign and a wall sign, on a property located at 135 WEST PUTNAM AVENUE in the GB Zone. Proposed use: multiple tenant Existing use: multiple tenant
DECISION STATUS: RETURN
Voting to approve: Deck, Cohen, and Strazza.
- Return to a meeting.
- Dark bronze background and between sign panels.
- Sign cannot exceed 15’ or height of stop and shop sign whatever is less. Need exact height of the sign.

6. Circa Lighting

Application PLPZ201500213 for Sign and Awning approval for additions to a free standing and new façade signs on a property located at 19 WEST PUTNAM AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail
Existing use: bank
DECISION STATUS: APPROVED AS NOTED
Voting to approve: Deck, Cohen, and Strazza.
- No decals on windows.
- 2 façade signs approved (second façade sign grandfathered for tenant in the western most space).
7. Anthony Lawrence Home

Application PLPZ2015 00272 for Sign and Awning review for new façade awnings on a property located at 138 HAMILTON AVENUE, GREENWICH in the LBR-2 Zone (front half of property); rear of property R-6. Proposed use: retail Existing use: barber (Generations)

DECISION STATUS: APPROVED AS NOTED, return

Voting to approve: Deck, Cohen, and Strazza.

• Send typography electronically for each sign and awning.
• No façade sign on building, just awnings.
• White letters with Black sunbrella with 10” drop.
• Should reduce letters to 7”

8. Nolan Thomas Properties

Application PLPZ201400465 for Exterior Alteration review to remove and replace siding, on a property located at 200 SOUND BEACH AVENUE, OLD GREENWICH in the LBR-2 Zone. Proposed use: office Existing use: office

DECISION STATUS: POSTPONED

Voting to approve: Deck, Cohen, and Strazza.

9. Brooks Brothers

Application PLPZ2015 00276 for Sign and Awning review and PLPZ201500275 for Exterior Alteration review for new internally illuminating façade signs, and painting the façade of building on a property located at 181 GREENWICH AVENUE, GREENWICH in CGBR zone. Proposed use: retail Existing use: retail (Brooks Brothers)

DECISION STATUS: APPROVED AS NOTED, return

Voting to approve: Pugliese, Deck, Cohen, and Strazza.

• Return electronically.
• Need to provide a color sample of the “stain”
• Sunbrella: Navy Blue
Remove logo from rear awning.
• NOTE: Committee reviewed the “stain” sample at their regular meeting on 7/15/2015 and it was decided that the limestone should be left natural.

10. 117 Greenwich Avenue

Application PLPZ2015 00286 for Exterior Alteration review for new shutters, install new windows in existing openings, new sign board, awning, LED façade lighting and painting the façade of building on a property located at 117 GREENWICH AVENUE GREENWICH in CGBR zone. Proposed use: retail Existing use: retail (Betteridge Jewelers) Note: Applicant proposes lighting the front façade of the building.

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese, Deck, Cohen, and Strazza.
• Return electronically.
• Need to provide a color sample of the “stain”
• Sunbrella: Navy Blue
• Proposing 2 over 2 windows to historically replicate what was there previously.
• Trim: BM Symphony Blue and White.
• No lighting of the façade, either up or down.
• Need details of shutters and attachments.
• Awnings and Signs are not finalized and will be submitted by the new occupant of the first floor.

11. Greenwich Country Day School

Application PLPZ2015 00287 for Exterior Alteration review for elevated addition and deck on the east side of the lower school building with landscaping on a property located at 401 OLD CHURCH ROAD, GREENWICH in the RA-1 zone. Proposed use: school Existing use: school

DECISION STATUS: APPROVED AS SUBMITTED
Voting to approve: Pugliese, Deck, Cohen, and Strazza.
NOTICE TO APPLICANTS
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. Please record all recommended revisions to your design that are requested by the Architectural Review Committee during your public hearing.

If an application is “approved as submitted” and no revisions are required, plans may be picked up by the applicant at the Planning and Zoning Department. These plans will not be available any sooner than 9:00 am on the Friday following the meeting.

If an application requires revisions the Committee may 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.

Once revisions are approved, three new final design plan sets must be submitted that incorporate the required changes to the design. No Sign plans will be accepted that are smaller than 11” x 17” in size. Exterior Alteration plans must be full size and scalable. Planning and Zoning Staff will stamp the revised and approved drawings on Fridays from 9:00 -11:00 AM. If you need to schedule an alternative time to have your revised drawings stamped, please contact staff at: ctyminski@greenwichct.org.

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 least three weeks prior to a meeting date to be scheduled for a particular meeting.

To complete the permitting process the applicant must apply to the Zoning Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. No sign shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. 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.
THE ARCHITECTURAL REVIEW COMMITTEE
MEETING
SCHEDULED FOR

Wednesday July 15, 2015

HAS BEEN MOVED TO THE CONE ROOM,
2nd floor of the Town Hall

The meeting date, time and location are:

Wednesday, July 15, 2015
at 7:00 PM
THE CONE ROOM,
Greenwich Town Hall, 101 Field Point Road
Second Floor
Greenwich, CT 06830

NOTE
Copies of previous meeting agendas and minutes for the Architectural Review Committee are available for review at the Planning and Zoning Department or at www.greenwichct.org

NOTICE TO APPLICANTS
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.

Following approval from the Architectural Review Committee, the applicant or his/her representative must pick up the approved, stamped and signed plans from the Planning and Zoning Department and apply to the Building Division of the Department of Public Works for a building permit. No sign approved by the Architectural Review Committee shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. Any changes from approved plans require Architectural Review Committee review and approval. Applicants are requested to contact the Building Division for building permit requirements.