

1. ARC\_Agenda\_2020\_07\_15

Documents:

[7-15-2020 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2020\_07\_15

Documents:

[7-15-2020 ARC REGULAR MEETING, FINAL AGENDA REVISED.PDF](#)

3. ARC\_Agenda\_2020\_07\_15

Documents:

[7-15-2020 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF](#)

## **ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA Regular Meeting**

**Wednesday, July 15, 2020, 6:30pm**

### **Zoom Virtual Meeting**

Use the link below to join the webinar:

<https://greenwichct.zoom.us/j/98706769960?pwd=UmU5dXhxRFZ6ekI3WEJjTWVJQU5MZz09>

Password: 5209959

Or iPhone one-tap :

US: +16465189805,,98706769960#,,1#,5209959#

Or Telephone: Dial: US: +1 646 518 9805

Webinar ID: 987 0676 9960 Password: 5209959

#### **I. Exterior Alteration Applications:**

1. **Greenwich Country Day School, Inc., 47 Fairfield Road;** Application: **PLPZ201900493** for an Exterior Alteration review for **conversion of certain grass fields to synthetic turf, construction of a new field house, storage building, and new parking areas and installation of new lighting and landscaping** on a property located at 23 FAIRFIELD ROAD in the RA-1 Zone. *Last reviewed at 6-3-2020 meeting at which members Hein; LoBalbo, Boldt Brake-Smith; Cohen; Contadino; Conte; Krueger; Meniconi; and Pugliese were present.*

You can view application materials [here](#).

2. **Greenwich Country Club, 19 Doubling Road:** Application **PLPZ202000182** for an Exterior Alteration review **for renovations to the existing tennis shop including siding, new windows and doors, and construction of new outdoor covered patio, construction of a storage shed and renovations and extension of the squash patio and landscaping** on a property located at 19 Doubling Road in the RA-1 zone.

You can view application materials [here](#).

3. **Central Middle School, 9 Indian Rock Lane;** Application: **PLPZ201900287** for an Exterior Alteration review for **installation of 13 lighting fixtures in parking.**

**driving and entry areas** on a property located at 9 INDIAN ROCK LANE in the R-12 Zone. *Last reviewed at 7-24-2019 meeting at which members Hein, Brake-Smith, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.*

You can view application materials [here](#).

4. **Greenwich Cardinal Stadium – Greenwich High School, 10 Hillside Road;** Application: **PLPZ202000128** for Exterior Alteration review of **Phase II including ticket kiosk, elevator tower, and site improvements (bleacher structure was already reviewed)** on a property located at 10 Hillside Road in the RA-1 and R-20 zone. *Last reviewed at 6-3-2020 meeting at which members Hein, LoBalbo; Boldt; Brake-Smith; Cohen; Contadino; Conte; Krueger; Meniconi; Pugliese were present.*

You can view application materials [here](#).

5. **Greenwich Library, 101 West Putnam Ave.** Application **PLPZ201900054** for Exterior Alteration review **for revolving door at new entrance** on a property located at 101 West Putnam Avenue in the CGB zone.

You can view application materials [here](#).

## **II. Committee Business:**

1. Review of Minutes of 5-27-2020 and 7-1-2020 meeting.
2. Any other 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](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.*

**ARCHITECTURAL REVIEW COMMITTEE  
FINAL AGENDA rev. Regular Meeting**

**Wednesday, July 15, 2020, 6:30pm**

**Zoom Virtual Meeting**

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You can view application materials [here](#).

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You can view application materials [here](#).

3. **Central Middle School, 9 Indian Rock Lane;** Application: **PLPZ201900287** for an Exterior Alteration review for **installation of 13 lighting fixtures in parking.**

**driving and entry areas** on a property located at 9 INDIAN ROCK LANE in the R-12 Zone. *Last reviewed at 7-24-2019 meeting at which members Hein, Brake-Smith, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.*

You can view application materials [here](#).

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## **II. Committee Business:**

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**ARCHITECTURAL REVIEW COMMITTEE**  
**Action AGENDA draft**  
**Regular Meeting**

**Wednesday, July 15, 2020, 6:30pm – 11:33 pm**

**Zoom Virtual Meeting**

**Members Present:** Richard Hein, Chairperson; Peter Boldt; Heidi Brake-Smith; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi;

**Staff Present:** Marisa Anastasio, Senior Planner and Bianca Dygert, Planner II.

**I. Exterior Alteration Applications:**

1. **Greenwich Country Day School, Inc., 47 Fairfield Road;** Application: **PLPZ201900493** for an Exterior Alteration review for **conversion of certain grass fields to synthetic turf, construction of a new field house, storage building, and new parking areas and installation of new lighting and landscaping** on a property located at 47 FAIRFIELD ROAD in the RA-1 Zone. *Last reviewed at 6-3-2020 meeting at which members Hein; LoBalbo, Boldt Brake-Smith; Cohen; Contadino; Conte; Krueger; Meniconi; and Pugliese were present.*

*Decision Status:* **Does not return.**

*Motion:* Hein *Second:* Conte

*Vote:* Unanimous 7-0 (Hein, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi)

**ARC issues the following commentary and recommendations to the applicant and forwards the application to P+Z:**

- i. ARC truly appreciates the efforts of the applicant to address the concerns of the committee and the neighbors, including a significant effort to preserve trees and lessen the impact on the neighborhood;
- ii. the parking lot and roadway design shall utilize best management practices to best protect and preserve trees. Such details should be established in consultation with a Landscape Architect and/or the Town Tree Warden and details shall be included in the construction drawings;
- iii. ARC raises the option of redirecting the watercourse and reconfiguring the softball/field hockey field so that the trees along the border with Greenwich Country Club would not need to be removed;
- iv. ARC appreciates the change from orange to grey (or another neutral color)

- on the risers of the bleachers;
- v. The applicant has agreed to add understory plantings around the bleachers;
  - vi. ARC accepts the lighting plan as presented;
  - vii. Update the planting plan to add trees / planting strip at the baseball diamond fence which is in the sightline of the new turnaround; and review the area around the retaining wall to add a landscape buffer;
  - viii. ARC requests that the proposed sidewalk on Cardinal Road be re-reviewed by DPW to see if there is another place for it. ARC appreciates DPW's agreement to not widen the road and puts forth the idea that moving the sidewalk would further lessen the impact on the neighborhood.

You can view application materials [here](#).

2. **Greenwich Country Club, 19 Doubling Road:** Application **PLPZ202000182** for an Exterior Alteration review **for renovations to the existing tennis shop including siding, new windows and doors, and construction of new outdoor covered patio, construction of a storage shed and renovations and extension of the squash patio and landscaping** on a property located at 19 Doubling Road in the RA-1 zone.

*Decision Status:* **Return electronically. (email [manastasio@greenwichct.org](mailto:manastasio@greenwichct.org))**

*Motion:* Hein *Second:* Boldt

*Vote:* Unanimous 7-0 (Hein, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi)

**Submit final plans to reflect the following:**

- i. Review and refine the details of the columns, cupola and walls.

You can view application materials [here](#).

3. **Central Middle School, 9 Indian Rock Lane;** Application: **PLPZ201900287** for an Exterior Alteration review for **installation of 13 lighting fixtures in parking, driving and entry areas** on a property located at 9 INDIAN ROCK LANE in the R-12 Zone. *Last reviewed at 7-24-2019 meeting at which members Hein, Brake-Smith, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.*

*Decision Status:* **Return electronically. (email [manastasio@greenwichct.org](mailto:manastasio@greenwichct.org))**

*Motion:* Hein *Second:* Conte

*Vote:* Unanimous 7-0 (Hein, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi)

**Submit plans to reflect the following:**

- i. Applicant indicated that the spotlights shown in photos are being removed and replaced, proposed fixtures are LED with full cut off, no upward light spill;
- ii. Submit a more comprehensive photo exhibit showing all building and site lighting.
- iii. Shield all lighting fixtures;
- iv. Update the existing building lights including alcove lighting, lighting at the corners and security lighting to be the same family and temperature as proposed pole lights to reduce glow, light pollution and light spill;
- v. Existing lighting under building eaves is less of a problem — those lights don't have to be replaced unless they are contributing to significant glow or downlighting of building.

You can view application materials [here](#).

4. **Greenwich Cardinal Stadium – Greenwich High School, 10 Hillside Road;**  
Application: **PLPZ202000128** for Exterior Alteration review of **Phase II including ticket kiosk, elevator tower, and site improvements (bleacher structure was already reviewed)** on a property located at 10 Hillside Road in the RA-1 and R-20 zone. *Last reviewed at 6-3-2020 meeting at which members Hein, LoBalbo; Boldt; Brake-Smith; Cohen; Contadino; Conte; Krueger; Meniconi; Pugliese were present.*

*Decision Status:* **Return to meeting for review of final kiosk details, move forward to P+Z on stadium, lighting and site work.**

*Motion:* Hein *Second:* Boldt

*Vote:* Unanimous 7-0 (Hein, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi)

**Notes:**

- i. ARC appreciates the reduced height of the elevator tower by elimination of the slanted roof;
- ii. ARC recommends having the cardinal logo on flags instead of painted on stadium bleachers;
- iii. Clarify paving – indicate the material of the paving and try something other than asphalt to avoid heat island effect, consider using a coating to lighten any proposed paving, and use decorative accents in some areas;
- iv. The applicant presented the three options for the kiosk while ARC provided input on each, the applicant will return with the final details on the kiosk.

You can view application materials [here](#).



5. **Greenwich Library, 101 West Putnam Ave.** Application **PLPZ201900054** for Exterior Alteration review **for revolving door to replace sliding doors** on a property located at 101 West Putnam Avenue in the CGB zone.

*Decision Status:* **Return electronically. (email manastasio@greenwichct.org)**

*Motion:* Hein *Second:* Meniconi

*Vote:* Unanimous 7-0 (Hein, Boldt, Brake-Smith, Contadino, Conte, Krueger, Meniconi)

**Submit updated plans to reflect the following:**

- i. Update the new revolving door storefront to match the existing divided light / Cesar Pelli style fenestration present in the courtyard entrance.

You can view application materials [here](#).

## **II. Committee Business:**

1. Review of Minutes of 5-27-2020 and 7-1-2020 meeting. The committee members will review 5-27-2020 minutes and vote on finalizing those at a future date. The 7-1-2020 minutes were approved unanimously (motion – Hein second – Brake-Smith) with the revisions summarized below:

Firehouse 166 Old Mill Road

- ii. **Left corner cantilever gambrel has to be cantilevered equally over the left and right (to resolve the asymmetry)**

Innis Arden 120 Tomac Ave.

- vii. **“~~architecture~~ architectural stone”**
- x. **“show number and location of bollards”**
- xii. **“~~maybe~~ revise ...” / vegetation along street and in parking lot should relate to each other and should lend to a campus feel to relate to all buildings**
- xiii. **“~~by~~ along the crosswalk”**

100 East Putnam

1. update language to read **“Building’s proposed placement is taking away green spine”**
- c. **“can parking requirements be revisited to preserve trees / Can the existing building be raised and therefore moved toward Taylor Lane while preserving parking and the spine of trees?”**
  - ii. **“entry does not show...” “walkability in this area”**
  - iii. **“but”**
  - viii. **“architecture needs to be revised to further arrival, walkability, and exits”**
  - ix. **“group-ARC”**
- II. correct the spelling of Brake-Smith

2. Planning of virtual Riverside Charrette.

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