

1. Meeting Materials

Documents:

[JULY 20, 2016 ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA.PDF](#)
[JULY 20, 2016 ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, July 20, 2016

FINAL AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Paul Pugliese (chair), Louis Contadino, Richard Hein, Katherine LoBalbo, Heidi Smith and Mark Strazza.

STAFF MEMBER PRESENT: Cindy Tyminski.

1. 205 Sound Beach Avenue

Application PLPZ2016 00218 for Exterior Alteration review for construction of a new gas station canopy and lighting to a property located at 205

SOUND BEACH AVENUE, OLD GREENWICH in the LBR-2 Zone. Proposed

use: gas station Existing Use: gas station

DECISION STATUS: APPROVED AS NOTED, electronic review

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

Proposed:

- Returned from previous meeting:
 - More plantings.
 - Cut down the curb cuts to control traffic; but still wide enough so fuel tanker can still get in.
 - Only site lighting is at the dispensers.
 - Grass pavers are being used

Modifications:

- No illuminated fascia, signage, or logos on tanks.
- Only site lighting is at the dispensers.
- Detailing of the curbing should be sent electronically.
- Use turf pavers, not gravel, at the curb cut on West End Avenue.

2. Julian Curtiss School

Application PLPZ2016 00306 for Exterior Alteration review **for replacement of slate roof to a composite material and the addition of one skylight** to a property located at 180 EAST ELM STREET, GREENWICH in the R-6 Zone.

Proposed use: institutional Existing Use: institutional

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Contadino, Doyle, Hein, Smith

Voting not to approve: LoBalbo, Strazza.

Proposed:

- **Proposing:**
 - **Removing the clay dark tile and replacing it with a dark asphalt tile; 25 year warranty**
 - **Replacement of the clay tile is cost prohibitive and all tile on the roof is compromised and noted as 100% unsalvageable; asphalt roof is proposed for ease of access to the roof and repairs**
 - **Removal of existing roof underlayment is not proposed a built up of 5" is proposed to create new roof with venting**
- **Modifications:**
 - **Removing the clay dark tile and replacing it with a dark asphalt tile.**
 - **The faux slate should not be used; not a stable product.**
 - **Use the asphalt shingle as presented, with a tighter pattern, looser or more finish, does not look good.**
 - **Proved detail of how extension of the gutter. Return electronically with this detail.**
 - **Using a larger molding at the eave may compensate for the change in material. Provide the detail.**

3. Balducci's Food Lover's Market

Application PLPZ2016 00344 for Exterior Alteration review for new hood exhaust fan and make-up air unit will be on the exterior with screening to a property located at 1050 EAST PUTNAM AVENUE RIVERSIDE, in the LBR-2 Zone. Proposed use: supermarket Existing Use: supermarket

DECISION STATUS: RETURN

- **Applicant did not bring drawings or materials to the meeting for review.**

4. 151 Greenwich Avenue

Application PLPZ2016 000308 for Exterior Alteration review to change the paint color from light gray to white, remove black shutters and add new black awnings on a property located at 151 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: mixed use Existing Use: mixed use.

DECISION STATUS: APPROVED AS NOTED

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

Modifications:

- **Acrylic paint recommended by manufacture along with the cleaning and preparation process provided to be used.**
- **Will keep the building the same (color shutters and body) and will return with a sign application for new awnings to make it more compatible with color palate and consistent from floor to floor.**

5. Charme and Cheveux

Application PLPZ2016 000345 for Exterior Alteration review to construct a new parapet wall, install new windows, replace doors on a property located at 272 SOUND BEACH AVENUE, OLD GREENWICH in the LBR-2 Zone. Proposed use: retail Existing Use: retail

DECISION STATUS: APPROVED AS SUBMITTED

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

- **Proposed:**
 - Stone veneer on base will remain.
 - Siding to remain to match existing.
 - Will change the crenulated parapet to a curved parapet.
 - Will return with signs.

6. Greenwich Country Day School

Application PLPZ2016 000341 for Exterior Alteration review for the demolition and reconstruction of portions of the middle school, including renovations to Warner House, landscaping and lighting on a property

located at 401 OLD CHURCH ROAD, GREENWICH in the RA-1 Zone.

Proposed use: institutional Existing Use: institutional

DECISION STATUS: RETURN

- **Proposed:**
 - Warner House; historic house on property. This is the original middle school property. Building is for 4th, 5th and 6th graders.
 - Material list has been submitted and includes: Black asphalt, fibrous cement white siding (8" ttw), aluminum clad, and composite grey decking.
 - Retaining existing porch lights and addition of modern fixture to restored porch.
- **Modification:**
 - The composition and massing of the façades facing the fields need to be considered and revised to reflect their importance as a second "garden front".
 - The field facing facades should present some gesture between the landscaping and the architecture.
 - There is a missed opportunity to strengthen the edges of the existing quad.
 - Planting and arrangement for the outdoor gathering space should be further explored; in particular the area to the north the new building. Patio area and door location should be reviewed.
 - Measures should be taken to minimized impact on the existing 36" oak trees and the applicant should provide a plan to protect them. Need to preserve the scale of the trees that are to the rear of the building. Provide a tree removal plan.
 - Reduce the plant list variety material in color and in the number of species they have selected; less diversity.

- The architecture needs to define the entrances and exits around the building and be more visible and clear to the users and visitors without departing from the modern aesthetic.
- The solar panels closest to the street should be minimized or removed.
- Submit bollard that is 32" or less.
- Submit light fixture finish to match grey ceiling color.
- Review the 10' space and plantings between historic building and new building.

7. Greenwich Skating Club

Application PLPZ2016 00376 for Exterior Alteration review **to modify the approved light fixtures and bulbing** on a property located 15 CARDINAL ROAD, GREENWICH in the RA-1 Zone. Proposed use: private club Existing use: private club

DECISION STATUS: APPROVED AS SUBMITTED

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

- **Proposed:**

- 35 foot high poles with 14 LED fixtures.
- LED light source will be contained with visors that will be adjustable even after initial installation; applicant agrees to make these adjustments if requested by the Planning and Zoning Department.
- In wattage one halogen fixture is equal to two of the proposed LED light fixtures which is why the number of fixtures is greater however the wattage, or amount of casted light, is the same.
- LED can be adjusted in light intensity

8. Greenwich Landing, South Water Street

Application PLPZ2016 00343 for Exterior Alteration review **for a new three story brick building with 14 residential units, solar farm, roof top terraces, landscaping, lighting** on a property located at 88 SOUTH WATER STREET BYRAM, in the WB Zone. Proposed use: multi-family residential Existing Use: three family residential

DECISION STATUS: RETURN

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

Proposed:

- Red brick, broken up with cellular PVC wood substitute product and cast stone accents. Using dark or tan window insets.
- Shingle style building, on same lot.
- Completion of boardwalk and additional path to street on either side of the parcel.
- Using composite materials for decking.

Modification:

- Provide a list of all final materials and colors.
- Look at creating an asymmetry in the facades, similar to the success of the proposed elevator core.
- Less faux wood detailing.
- Note the need for salt resistant planting for the “green screens”.

9. 392 Davis Avenue

Application 2016 000373 for Exterior Alteration review to alter the existing dwelling and construct new multi-family dwelling on a property located at 392 DAVIS AVENUE GREENWICH, in the R-6 Zone. Proposed use: two family residential Existing Use: single family residential Previous application: PLPZ2015 00580 (withdrawn)

DECISION STATUS: APPROVED AS NOTED

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

• **Modifications:**

- All in agreement with the street facing elevations.
- Some of the plants proposed in the rain garden will not survive with “wet feet”; reconsider plant selection.
- Foot Bridge should be simplified.
- Submit elevations which accurately depict the intention for the connection and materials between the two buildings.
- The rear elevation and side elevations should be made to connect with the street façade, possibly a shed bay window, look at window proportions

COMMITTEE BUSINESS

1. APPROVAL OF JUNE 2016 ACTION AGENDA

DECISION STATUS: APPROVED AS NOTED

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

[CONTINUED ON NEXT AGENDA]

ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE

Action Agenda & Draft Minutes

as heard on

Monday, July 18, 2016

CONE ROOM

10:00 AM

Greenwich Town Hall

Second Floor

101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Paul Pugliese (chair), Richard Hein, Heidi Smith, and Mark Strazza.

STAFF MEMBER PRESENT: Cindy Tyminski

DECISION STATUS (6/8/2016): APPROVED AS SUBMITTED

Voting to APPROVE the recommendations of the Sign Sub-committee:

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

ARC MEMBERS PRESENT: Paul Pugliese (chair), Richard Hein, and Mark Strazza.

STAFF MEMBER PRESENT: Marisa Anastasio

1. Brain Boost

Application PLPZ2016 00327 for Sign and Awning review **for new façade signs** on a property located at 1380 EAST PUTNAM AVENUE, OLD GREENWICH in the LB Zone. Proposed use: school Existing use: school (Gemm Learning Center). Note: Need to get a zoning permit for use to show compliance with conditions of site plan approval.

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Hein, and Strazza.

Modifications:

- **Confirm if it is ¼' or ¼" stud mounted letter.**
- **Lower the tag line "Math. Computers. Robotics." by 1" to separate it from the business name "Brain Boost".**
- **Periods in tag line should be changed to be raised bullet points with appropriate spacing.**

- **Add spacing of ½" between light bulb logo in the center of the business name.**
- **No illumination is proposed.**

2. Coco Nail Spa

Application PLPZ2016 00279 for Sign and Awning review for new façade signs on a property located at 1263 EAST PUTNAM AVENUE, RIVERSIDE, in the LB Zone. Proposed use: nail salon Existing use: nail salon

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Hein, and Strazza.

Modifications:

- **Logo utilizing green "eyelashes" lettering is approved.**
- **Move the business name "Coco Nail Spa" to the left by about ¾".**
- **Move "Eyelashes" to the right to make the appropriate space between them.**

3. River House Adult Day Center

Application PLPZ2016 00290 for Sign and Awning review for new façade signs on a property located at 125 RIVER ROAD EXTENSION, COS COB in the LB Zone. Proposed use: municipal (Adult Day Care) Existing use: municipal (Adult Day Care)

DECISION STATUS: RETURN to meeting

- **APPLICANT UNPREPARED. NEED TO BRING ALL REQUIRED PLANS and DOCUMENTS, including site plan or survey to the meeting. The applicant should note the check list on the application form. Hard copies and a CD need to submitted by the deadline date.**
- **Committee suggested that they fly a flag on the flagpole for their establishment. Note: The applicant already has a "River House" flag that they fly on the flag pole, which is flown frequently, but not always.**
- **The façade sign was not approved.**
- **The applicant should consider a free standing sign: Note: The applicant already has two free-standing signs on site.**
- **The applicant did not provide a revised application showing all the signs that they have on site (Flag, 2 freestanding signs).**
- **No quorum to vote RH left 12:45 PM.**

4. The Shade Store

Application PLPZ2016 00324 for Sign and Awning review for new façade signs and discussion on the removal of film on windows on a property located at 48 WEST PUTNAM AVENUE, GREENWICH in the CGBR Zone.

Proposed use: retail Existing use: retail (Crumbs)

DECISION STATUS: APPROVED AS NOTED, resubmit electronically

Voting to approve: Pugliese, Hein, and Strazza.

Modifications:

- Relocate demising wall so that if the glass needs to be frosted, the applicant could still access it if it needed for maintenance. Amenable to considered opaque film or reflective film as well, but need access to this area.
- The samples of wood grain on the sign look darker than the rendering. Submit a lighter version of veneer for review and confirm orientation of the wood grain.

5. Intrepid.US

Application PLPZ2016 00339 and PLPZ2016 00340 for Sign and Awning and Exterior Alteration review for new façade and window signs and repainting of exterior of building on a property located at 16 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail

DECISION STATUS:

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Hein, and Strazza.

Modifications:

- Remove brackets associated with the window box and patch wall.
- The building is already painted, however the applicant shall properly prime the masonry before painting; do not use latex paint.
- No lighting for signage is proposed
- Need to submit window signs for review and shall note that not more than 15% of the glass can be covered.

6. Tesla

Application PLPZ2016 00346 for Sign and Awning review for new façade signs on a property located at 340 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail (bank)

DECISION STATUS:

DECISION STATUS: RETURN

Modifications:

- **May attempt to resubmit electronically, but may require a return to a meeting as a lot of additional materials are required.**
- **Need ZEO signoff on the sign application, the building frontage indicated on application does not look correct.**
- **Need façade drawings.**
- **Need better photographs of the entire storefront.**
- **Heights of lettering need to be dimensioned.**
- **No painting of the red trim on the building.**
- **No illumination of logo, but can illuminate the letters "TESLA".**
- **Applicant should consider a red pin stripe with a relocated logo and the name.**
- **"TESLA" above the stripe.**

7. Starbucks

Application PLPZ2016 00347 for Sign and Awning review for new façade signs on a property located at 301 GREENWICH AVENUE (UNIT 309), GREENWICH in the CGBR Zone. Proposed use: restaurant (more than 12 seats) Existing use: restaurant (no change of use)

DECISION STATUS:

DECISION STATUS: RETURN, resubmit digitally

Voting to approve: Pugliese, Hein, and Strazza.

Modifications:

- **Applicant shall indicate whether the building sign board is stucco or limestone.**
- **Sign "A": Need to submit drawing and details as was not provided.**
- **Sign "B": If this acrylic logo is applied to glass, must be 15% and not more than 9". If this sign is hung 3' behind window, then it can be 18" in height.**
- **Signs "C": The window lettering should be installed at 5' (eye level), not 3'. The letters should be changed to frosted vinyl instead**

of proposed white and the dimensions of lettering and height of letters is needs. The percentage of glass coverage is also needed.

- Signs “D” and “E”: Require color sample and letter sample, need fixture drawings and wattage.
- Details of what will happen to the existing gooseneck lighting shall be provided.

8. Vacroom

Application PLPZ2016 00348 for Sign and Awning review for new façade signs on a property located at 35 EAST ELM STREET (UNIT 41)

GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail

DECISION STATUS:

DECISION STATUS: APPROVED AS NOTED

Voting to approve: Pugliese, Hein, and Strazza.

Modifications:

- Sign on the side of the building is denied.
- Sign on awning is approved.
- Spot lights on the building are not allowed, specify a goose neck light.

9. Miller Motorcars

Application PLPZ2016 000273 and PLPZ201600274 for Sign Review and Exterior Alteration review for new façade signs and modifications to the exterior including changes to the window and the canopy on a property located at 273 WEST PUTNAM AVENUE, (includes 315) GREENWICH, CT in the GB Zone. Proposed use: automotive Existing Use: multiple buildings

DECISION STATUS:

DECISION STATUS: Signs APPROVED, RETURN electronically with sign and to meeting with landscape and hardscape.

Voting to approve: Pugliese, Hein, and Strazza.

Modifications:

- Includes
 - 273 West Putnam Avenue
 - 275 West Putnam Avenue
 - 279 – 315 West Putnam Avenue (joined building with demising wall)
- Need to return for landscaping.
- Need plans of curbs, street trees, sidewalks.

- No new lighting is proposed.
- 273: Removing 4 signs and installing 2 signs.
 - 1 Bugatti sign: approved.
 - 1 Bentley sign: approved.
 - Put a frame around the back panel.
- 275: Removing signs and installing an alucobond board.
 - A-402: correct proposed signage (width and color).
- 279:
 - 8" bullnose coping in aluminum
 - EFIS system is used.
 - Pagani letters shall light only, not oval.
 - Oval is entire logo, shall not exceed 18".
 - Polished on white acrylic on clear anodized aluminum.
 - Need ZEO approval for re-installing non-conforming signs. In general, non-conformity is loss when the structure is removed.

10. Miller Motorcars

Application PLPZ2016 00377 and PLPZ201600378 for Sign Review and Exterior Alteration review for new façade signs and modifications to the exterior including changes to the window and the canopy on a property located at 321 WEST PUTNAM AVENUE GREENWICH, CT in the GB Zone.

Proposed use: automotive Existing Use: vacant

DECISION STATUS:

DECISION STATUS: Signs APPROVED, RETURN electronically with sign and to meeting with landscape and hardscape.

Voting to approve: Pugliese, Hein, and Strazza.

Modifications:

- Includes
 - 321 West Putnam Avenue
- Need to return for landscaping.
- Need plans of curbs, street trees, sidewalks.
- No new lighting is proposed.
- Bring down the height of the sign.
- What is happening with transom?
- Is the sign projecting over window.

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 Alternation 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 **by the deadline for that 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.

In addition, **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.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, July 20, 2016

FINAL AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

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101 Field Point Road, Greenwich, CT

1. 205 Sound Beach Avenue

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DECISION STATUS:

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

-
- | | | | |
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| <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"/> |

2. Julian Curtiss School

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Application 2016 000375 for Exterior Alteration review to alter the existing dwelling and construct new multi-family dwelling on a property located at 392 DAVIS AVENUE GREENWICH, in the R-6 Zone. Proposed use: two family residential Existing Use: single family residential Previous application: PLPZ2015 00580 (withdrawn)

- DECISION STATUS:
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COMMITTEE BUSINESS

1. APPROVAL OF JUNE 2016 ACTION AGENDA

- DECISION STATUS:
AS SUBMITTED AS NOTED RETURN DENIED

Table with 4 columns of names: PUGLIESE, HEIN, CONTE, SMITH, DOYLE, STRAZZA, SMITH, LOBALBO, COHEN, CONTADINO, LOBALBO.

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ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE

FINAL AGENDA

Monday, July 18, 2016

CONE ROOM

10:00 AM

Greenwich Town Hall

Second Floor

101 Field Point Road, Greenwich, CT

1. Brain Boost

Application PLPZ2016 00327 for Sign and Awning review for new façade signs on a property located at 1380 EAST PUTNAM AVENUE, OLD GREENWICH in the LB Zone. Proposed use: school Existing use: school (Gemm Learning Center). Note: Need to get a zoning permit for use to show compliance with conditions of site plan approval.

DECISION STATUS:

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|---------------------------------------|-----------------------------------|--|---------------------------------|
| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN | <input type="checkbox"/> DENIED |
| | | <input type="checkbox"/> Meeting | |
| | | <input type="checkbox"/> Electronic resubmission | |
| | | <input type="checkbox"/> Construction Documents | |

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- | | | | |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <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"/> |

2. Coco Nail Spa

Application PLPZ2016 00109 for Sign and Awning review for new façade signs on a property located at 1263 EAST PUTNAM AVENUE, RIVERSIDE, in the LB Zone. Proposed use: nail salon Existing use: nail salon

DECISION STATUS:

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|---------------------------------------|-----------------------------------|--|---------------------------------|
| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN | <input type="checkbox"/> DENIED |
| | | <input type="checkbox"/> Meeting | |
| | | <input type="checkbox"/> Electronic resubmission | |
| | | <input type="checkbox"/> Construction Documents | |

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|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <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"/> |

3. River House Adult Day Center

Application PLPZ2016 00290 for Sign and Awning review for new façade signs on a property located at 125 RIVER ROAD EXTENSION, COS COB in the LB Zone. Proposed use: municipal (Adult Day Care) Existing use: municipal (Adult Day Care)

- DECISION STATUS:
- AS SUBMITTED
 - AS NOTED
 - RETURN
 - Meeting
 - Electronic resubmission
 - Construction Documents
 - DENIED

<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"/>

4. The Shade Store

Application PLPZ2016 00324 for Sign and Awning review for new façade signs and discussion on the removal of film on windows on a property located at 48 WEST PUTNAM AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail (Crumbs)

- DECISION STATUS:
- AS SUBMITTED
 - AS NOTED
 - RETURN
 - Meeting
 - Electronic resubmission
 - Construction Documents
 - DENIED

<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"/>

5. 16 Greenwich Avenue

Application PLPZ2016 00339 and PLPZ2016 00340 for Sign and Awning and Exterior Alteration review for new façade and window signs and repainting of exterior of building on a property located at 16 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail

- 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"/>

6. Tesla

Application PLPZ2016 00346 for Sign and Awning review for new façade signs on a property located at 340 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail (bank)

- 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"/>

7. Starbucks

Application PLPZ2016 00347 for Sign and Awning review for new façade signs on a property located at 301 GREENWICH AVENUE (UNIT 309), GREENWICH in the CGBR Zone. Proposed use: restaurant (more than 12 seats) Existing use: restaurant (no change of use)

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"/> |

8. Vacroom

Application PLPZ2016 00348 for Sign and Awning review for new façade signs on a property located at 35 EAST ELM STREET (UNIT 41) GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail

DECISION STATUS:

- AS SUBMITTED AS NOTED RETURN DENIED
 Meeting
 Electronic resubmission
 Construction Documents
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- | | | | |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <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"/> |

9. Miller Motorcars

Application PLPZ2016 000273 and PLPZ201600274 for Sign Review and Exterior Alteration review for new façade signs and modifications to the exterior including changes to the window and the canopy on a property located at 273 WEST PUTNAM AVENUE, (includes 315) GREENWICH, CT in the GB Zone. Proposed use: automotive Existing Use: multiple buildings

- 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"/>

10. Miller Motorcars

Application PLPZ2016 00377 and PLPZ201600378 for Sign Review and Exterior Alteration review for new façade signs and modifications to the exterior including changes to the window and the canopy on a property located at 321 WEST PUTNAM AVENUE GREENWICH, CT in the GB Zone. Proposed use: automotive Existing Use: vacant

- 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"/>

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 Alternation 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 **by the deadline for that 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.

In addition, **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.