

1. ARC_Agenda_2021_07_21

Documents:

[7-21-21 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2021_07_21

Documents:

[7-21-21 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, July 21, 2021, 7:00 pm

Zoom Virtual Meeting

Webinar ID: 854 4714 7206

Password: 6581750

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/85447147206?pwd=bWxtL3g4WUoreksvSHF0ZEYxd281dz09>

Or iPhone one-tap: US: +16465189805,,85447147206#,,1#,6581750# or
8778535257,,85447147206#,,1#,6581750# (Toll Free)

Or Telephone:Dial(for higher quality, dial a number based on your current location):
US: +1 646 518 9805 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548
0276 (Toll Free) or 833 548 0282 (Toll Free)

I. Sign /Awning reviews

1. **Thurles, LLC, 265 Greenwich Avenue, Application PLPZ202100294** for an Exterior Alteration and Sign/Awning review **for mural on rear façade and signage** at a property located at 265 Greenwich Ave. in the CGBR zone.
View mural application [here](#).
View signage application [here](#).

II. Exterior Alteration reviews:

1. **1380 East Putnam Avenue, Application PLPZ202100296** for an Exterior Alteration review **for addition of an exterior door to create additional tenant space** at a property located at 1380 East Putnam Avenue in the LB zone.
View application [here](#).
2. **Greenwich Country Day School - High School Campus, 257 Stanwich Road;** Application: **PLPZ201900004 and PLPZ202100xxx** for Exterior Alteration and Sign/Awning review **for alterations to the Theater Arts Center and campus wide sign program** on a property located at 257 STANWICH ROAD in the RA-2 Zone. *Last reviewed at 10-7-2020 meeting at which Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Krueger, LoBalbo and Pugliese were present.*
View previous plans [here](#).
View site lighting plans [here](#) and applicant's presentation [here](#).

3. **240 Greenwich Avenue, Application PLPZ202100294** for an Exterior Alteration review **for rooftop HVAC units and new skylights** at a property located at 240 Greenwich Ave. in the CGBR zone.
View application [here](#).

4. **National Kidney Registry, 585 West Putnam Avenue, Application PLPZ202100306** for an Exterior Alteration review **for grading / re-striping of parking lot, new entry canopy, basement walkway, retaining wall, cladding on foundation, site lighting and new landscaping** at a property located at 585 West Putnam Avenue in the GBO zone.
View application [here](#).

5. **Greenwich Country Club, Inc., 19 Doubling Road, Application PLPZ202100312** for an Exterior Alteration review **to construct new Golf Learning Center Building, with HVAC unit, and new landscaping** at a property located at 19 Doubling Road in the RA-1 zone.
View application [here](#).

III. Committee Business:

1. Any Business. *Eastern Greenwich Civic Center mock up available for review on site.*

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 demetria.nelson@greenwichct.org as soon as possible in advance of the event.

ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA Regular Meeting

**Wednesday, July 21, 2021, 7:05pm – 11:00 pm
Zoom Virtual Meeting**

Members Present: John Conte, Vice-Chairperson (chaired meeting), Graziano Meniconi, Secretary; Leander Krueger, Rhonda Cohen and Peter Boldt (arrived at 8:39 pm)

Staff Present: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Sign /Awning reviews

1. **Thurles, LLC, 265 Greenwich Avenue, Applications PLPZ202100301 and 302** for an Exterior Alteration and Sign/Awning review **for mural on rear façade and signage** at a property located at 265 Greenwich Ave. in the CGBR zone.
View mural application [here](#).
View signage application [here](#).

Decision Status: **Signage to return electronically**

Motion: Conte Second: Krueger Vote: 4-0 (Conte, Meniconi, Cohen, and Krueger)

The applicant shall submit updated plans to reflect the following:

1. **Rear façade sign - Update placement height to be “one course up” from where it is currently shown on plans.**
2. **Lettering height, size, and front signage placement are accepted by ARC.**
3. **Signs are non-illuminated.**

Decision Status: **Mural to Return to a Meeting**

Motion: Conte Second: Meniconi Vote: 4-0 (Conte, Meniconi, Cohen, and Krueger)

1. **ARC requests input from Planning and Zoning and Law Department regarding:**
 - a. **is it okay to review murals as exterior alterations or should signage regulations apply? Signage regulations limit height of letters to 18”.**
 - b. **Should there be public notice because murals are impactful on neighbors?**
 - c. **Are there specific parameters that ARC should be employing when reviewing murals?**
 - d. **Does the P+Z Commission need to review murals?**
2. **ARC’s discussion on the mural:**
 - a. **Appreciate the message, but graphically it does not work;**

- b. **proposed Pantone 172 C with black is a jarring combination;**
- c. **the funneling of letters is not graphically pleasing nor the most legible;**
- d. **much of the lettering is too tall based on Signage Regulations;**
- e. **material of façade and type of paint is important to know for longevity reasons.**

II. Exterior Alteration reviews:

1. **1380 East Putnam Avenue, Application PLPZ202100296** for an Exterior Alteration review **for addition of an exterior door to create additional tenant space** at a property located at 1380 East Putnam Avenue in the LB zone.
View application [here](#).

Decision Status: **Façade updates are accepted as submitted, Return to a meeting with landscaping.**

Motion: Conte Second: Krueger Vote: 4-0 (Conte, Meniconi, Cohen, and Krueger)

The applicant shall comply with the following conditions and provide the requested documentation:

1. **Applicant indicated existing shrubs need to be removed for installation of the new storefront glazing and door;**
 - a. **A landscaping plan needs to be submitted (Submit via email to manastasio@greenwichct.org) to show replacement of these shrubs;**
 - b. **ARC recommends adding two or more shade trees, some grasses. Not too many different varieties are needed.**
 2. **ARC further recommends that Greenscape / POCD goals be employed on this property due to its prominent location on East Putnam Avenue. Lugano's next door is a good example of landscaping/ greenscape done well.**
 3. **The OG Greenwich Deli banner / sign should be removed if no temporary permit was granted by Zoning for it. Any permanent replacement needs to be reviewed by ARC.**
 4. **ARC recommends reviewing the pavement area for better flow of traffic.**
2. **Greenwich Country Day School - High School Campus, 257 Stanwich Road;**
Application: **PLPZ201900004 and PLPZ202100326** for Exterior Alteration and Sign/Awning review **for alterations to the Theater Arts Center and campus wide sign program** on a property located at 257 STANWICH ROAD in the RA-2 Zone. *Last reviewed at 10-7-2020 meeting at which Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Krueger, LoBalbo and Pugliese were present.*
View previous plans [here](#).
View site lighting plans [here](#) and applicant's presentation [here](#).

Decision Status: **Theater wing to return electronically for review of bollards.**

Motion: Conte Second: Meniconi Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)

The applicant shall submit updated plans to reflect the following:

1. **Bollards are too whimsical and a bit too bulky – ARC asks applicant to review and update (bollards should remain stone). Submit updates electronically for review.**
2. **Centerbrook Architects indicated dotted frit pattern on glass will be utilized to prevent bird strikes.**

Decision Status: **Sign program accepted as noted.**

Motion: Conte Second: Cohen Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)

ARC recommendations:

1. **Steps should be taken to prevent rusting of the proposed signage;**
 2. **“Admissions” vs “Admission” – agent said applicant requested “Admission”;**
 3. **ADA signage may need to be dynamic per ADA rules.**
3. **240 Greenwich Avenue, Application PLPZ202100294** for an Exterior Alteration review **for rooftop HVAC units and new skylights** at a property located at 240 Greenwich Ave. in the CGBR zone.
View application [here](#).

Decision Status: **Accepted as submitted.**

Motion: Conte Second: Krueger Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)

4. **National Kidney Registry, 585 West Putnam Avenue, Application PLPZ202100306** for an Exterior Alteration review **for grading / re-striping of parking lot, new entry canopy, basement walkway, retaining wall, cladding on foundation, site lighting and new landscaping** at a property located at 585 West Putnam Avenue in the GBO zone.
View application [here](#).

Decision Status: **Return to a Meeting**

Motion: Conte Second: Krueger Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)

The applicant shall provide updated plans to reflect the following:

1. **Applicant should consider a dedicated service loading zone –looks hazardous to have deliveries stopping on inclined roadway.**
2. **Side elevation wall – applicant should review the stepping rhythm – is it the right number of steps? or could it be fewer?**
3. **Show details of rear canopy - how does it work?**
4. **Canopy signage details need to be provided – dimensions of signage, height of letters, font, color.**
5. **The wall at the road frontage needs to be better integrated with the other two neighbor walls.**

6. **Provide more detail on walkway lights, specifically branding and size; and remove extraneous lights – ARC recommends reducing by 5.**
 7. **Why does basement level walkway look like it ends abruptly?**
 8. **Show the ADA space(s) on plans.**
 9. **Landscaping:**
 - a. **many evergreens are proposed to be removed, try to save significant trees;**
 - b. **add shade trees to parking lot;**
 - c. **add continuous hedge along west wall;**
 - d. **change lindens in parking lot to large shade trees;**
 - e. **increase size of linden trees – to 4-5” cal.**
5. **Greenwich Country Club, Inc., 19 Doubling Road, Application PLPZ202100312 for an Exterior Alteration review to construct new Golf Learning Center Building, with HVAC unit, and new landscaping at a property located at 19 Doubling Road in the RA-1 zone.**
View application [here](#).

Decision Status: **Does Not Return**

Motion: Conte Second: Boldt Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)

ARC recommends the following:

1. **Consult an arborist to save the pin oak.**
2. **Consider making the columns thicker.**
3. **Roofline may be too busy – may be able to be simplified or made more consistent but ARC ultimately found it acceptable as shown.**

III. Committee Business:

1. Any Business.
 - a. *Eastern Greenwich Civic Center mock up available for review on site. Members can contact staff with any input / preference.*
 - b. *Please respond to Aleksandra Moch’s email regarding Sustainable CT – she is looking for record of training members may have already taken that fits the Sustainable CT requirement.*

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