

1. ARC_Agenda_07_24_2019

Documents:

[7-24-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_07_24_2019

Documents:

[7-24-19 ARC REGULAR MEETING, DRAFT ACTION AGENDA.PDF](#)

3. ARC_Agenda_2019_07_24

Documents:

[7-24-19 ARC REGULAR MEETING, FINAL ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, July 24th, 2019

FINAL AGENDA

Town Hall Meeting Room

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

Regular Meeting 7:00 PM

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

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

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

I. Sign/Awning Reviews:

1. **Le Labo, 276 Greenwich Avenue;** Application: **PLPZ201900290** for a Sign Awning review for **two signs** on a property located at 276 Greenwich Avenue in the CGBR Zone.
2. **Jersey Mike's, 1245 East Putnam Avenue;** Application: **PLPZ201900270** for a Sign/ Awning review of **two façade signs and one under-canopy sign** on a property located at 1233 - 1285 East Putnam Avenue, Riverside in the LB Zone. *Last reviewed at the 7-10-19 meeting at which Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, and Krueger were present.*
3. **Compass Real Estate, 200 Greenwich Ave.;** Application: **PLPZ201900226** for a Sign / Awning review for **new signage** on a property located at 200 GREENWICH AVENUE in the CGBR Zone. *Last reviewed at the 6-5-19 meeting at which Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese and Brake-Smith.*

II. Exterior Alteration Applications:

3. **Central Middle School, 9 Indian Rock Lane;** Application: **PLPZ201900287** for an Exterior Alteration review for **installation of seven new 8-10' high light poles** on a property located at 9 INDIAN ROCK LANE in the R-12 Zone. *Last reviewed in 2017.*
4. **Fernandez residence, 147 South Water Street;** Application: **PLPZ201900144** for an Exterior Alteration review of **a new porch and foundation wall on an existing multi-family structure** on a property located at 147 SOUTH WATER STREET in the R-6 Zone.

5. **Town & Country Condominiums, 20 Church Street;** Application: **PLPZ201900288** for an Exterior Alteration review for **landscape improvements at the front entry of the building** on a property located at 20 CHURCH STREET in the R-6 Zone.
6. **Sanders Equities, 68 Arch St.;** Applications: **PLPZ201900268** and **PLPZ201900269** for a Sign Awning and Exterior Alteration review for **a new freestanding sign and new generator proposed to be screened with evergreens** on a property located at 68 ARCH STREET in the CGB Zone. *Staff notes: ZBA variance PLZE 201900120 was issued for location of generator and for monument style freestanding sign.*
7. **400 E. Putnam Ave LLC, 400 East Putnam Ave.;** Application: **PLPZ201900286** for an Exterior Alteration review for **new siding, relocation of doors, and two new A/C condensers** on a property located at 400 EAST PUTNAM AVENUE, COS COB in the LB Zone.
8. **Eagle Hill Foundation, 49 Northfield Street;** Application: **PLPZ201900297** for an Exterior Alteration review for **installation of four AC condensers at rear of a four-family dwelling** on a property located at 49 NORTHFIELD STREET in the R-6 Zone.

III. Committee Business:

9. Review of Minutes from 6-5-19 and 7-10-19 meeting.
10. Any other Business.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, July 24th, 2019

DRAFT ACTION AGENDA

Town Hall Meeting Room

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

Regular Meeting 7:00 PM – 9:57 PM

Members Present: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.

Absent: Katherine LoBalbo, Secretary; Peter Boldt; Rhonda Cohen

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

I. Sign/Awning Reviews:

1. **Le Labo, 276 Greenwich Avenue;** Application: **PLPZ201900290** for a Sign Awning review for **two signs** on a property located at 276 Greenwich Avenue in the CGBR Zone.

Decision Status: Return to a Meeting with comprehensive plans and sign/awning program / window signage is approved with conditions.

Motion: Hein Second: Meniconi Vote: 5-3 (Yea -Hein, Strazza, Conte, Krueger, Meniconi. / Nay- Pugliese, Contadino, Smith.)

Applicant to provide plans that reflect the following:

- **ARC finds that a consistent awning program is in place already, as curved awnings run the length of the entire building with signage generally centered over the awnings.**
- **Provide a comprehensive sign/awning program for the building. Submit plans that reflect what is proposed for the entire building frontage.**
- **Include the proposed relocation of the “Lynnens” signage on the mechanical drawings and renderings to clarify placement.**
- **Clarify placement of address numbers on doors if so proposed.**
- **Provide font type on drawings.**
- **The proposed window signage is approved with conditions: gold leaf lettering approved; add more space between the “E” of “LE” and the “L” of “LABO” to show it clearly as two words; the Greenwich address to be relocated to ticker tape along bottom of window; other cities’ names can be within the ticker tape (ie. “NYC” or “New York”), but not the full addresses of those stores.**

2. **Jersey Mike's, 1245 East Putnam Avenue;** Application: **PLPZ201900270** for a Sign/ Awning review of **two façade signs and one under-canopy sign** on a property located at 1233 - 1285 East Putnam Avenue, Riverside in the LB Zone. *Last reviewed at the 7-10-19 meeting at which Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, and Krueger were present.*

Decision Status: Submit revisions electronically (email: manastasio@greenwichct.org or jpruitt@greenwichct.org)

Motion: Strazza Second: Meniconi Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith.

Applicant to provide plans that reflect the following:

- **ARC finds “Jersey Mike’s Subs”, as shown on plans, is a logo and must be reduced to no more than 18 inches in height, from the top of the ‘k’ in “Mike’s” to bottom of the ‘B’ in “SUBS”. Further, the depth of the channel letters shall be reduced proportionally to be no more than 3 inches deep, with no internal illumination of the word “SUBS”. Any height greater than 18 inches requires a variance to be reviewed by the Zoning Board of Appeals.**
 - **Alternately, “Jersey Mike’s Subs” may be updated to have all lettering on one line, with letter heights at no more than 18 inches.**
 - **Submit revised plans showing the sign on the west entrance to be centered on the sign board, instead of centered above the glass.**
 - **Colors of the proposed signage are approved.**
 - **Under canopy sign is approved as shown.**
3. **Compass Real Estate, 200 Greenwich Ave.;** Application: **PLPZ201900226** for a Sign / Awning review for **new signage** on a property located at 200 GREENWICH AVENUE in the CGBR Zone. *Last reviewed at the 6-5-19 meeting at which Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese and Brake-Smith.*

Decision Status: Approved as submitted.

Motion: Conte Second: Smith Vote: (Yea - Contadino, Conte, Krueger, Meniconi, Pugliese, Smith; Nay - Hein, Strazza)

Notes:

- **ARC finds that this approval is not a precedent for upper floor tenants and that directory signage remains the standard for upper floor tenants.**
- **Letters must be pinned to mortar joints and not into the brick itself.**
- **Sign shall not be illuminated.**

II. Exterior Alteration Applications:

3. **Central Middle School, 9 Indian Rock Lane;** Application: **PLPZ201900287** for an Exterior Alteration review for **installation of seven new 8-10' high light poles** on a property located at 9 INDIAN ROCK LANE in the R-12 Zone. *Last reviewed in 2017.*

Decision Status: Return to a meeting.

Motion: Hein Second: Strazza Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith.

Applicant to provide plans that reflect the following:

- **ARC finds that there are community concerns about current illumination of the building and the goal is to have a comprehensive lighting plan to see what effects the neighborhood.**
- **Comprehensive accounting of all lighting fixtures on the property and the building.**
- **Comprehensive landscaping plan to address screening of proposed lighting.**
- **Consistency of the temperature of existing lights and new lights with a goal of no more than 3000 Kelvin.**
- **Show proposed lighting fixtures to be shielded.**
- **Utilize the IES standard for maximum footcandles on illuminated driveway surfaces, ARC estimates that max to be 2 footcandles.**
- **Lights should be turned off by 10 pm unless there is a specific function being held past that time.**
- **A member of the public spoke and indicated concern for current lighting glow from building: Warren Silver from 12 Indian Rock Lane.**

4. **Fernandez residence, 147 South Water Street; Application: PLPZ201900144** for an Exterior Alteration review of **a new porch and foundation wall on an existing multi-family structure** on a property located at 147 SOUTH WATER STREET in the R-6 Zone.

Decision Status: Return to a meeting.

Motion: Hein Second: Conte Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith.

Applicant to provide plans that reflect the following:

- **Submit eight full size hard copies of complete plans sets, including all architectural, engineering and landscaping plans, so that each ARC member has a copy to review (only one file set has been submitted thus far).**
- **ARC finds the plans for landscaping, steps, regrading, removal of existing hedge, exposure of the foundation, removal of the embankment to expose footings, not acceptable at this time. Clarification is required for further review.**
- **Landscape architecture and civil engineering proposal should be clarified -- why is the leveling of the property proposed?**
- **Submit samples of Azak or similar material for decking and sample of shingles to be used on porch roof.**
- **Columns of porch to match existing (Victorian turn column).**

5. **Town & Country Condominiums, 20 Church Street; Application: PLPZ201900288** for an Exterior Alteration review for **landscape improvements at the front entry of the building** on a property located at 20 CHURCH STREET in the R-6 Zone.

Decision Status: Approved as Submitted.

Motion: Hein Second: Smith Vote: Hein, Strazza, Contadino, Krueger, Meniconi, Pugliese, Smith. Recused: Conte

6. **Sanders Equities, 68 Arch St.;** Applications: **PLPZ201900268 and PLPZ201900269** for a Sign Awning and Exterior Alteration review for **a new freestanding sign and new generator proposed to be screened with evergreens** on a property located at 68 ARCH STREET in the CGB Zone. *Staff notes: ZBA variance PLZE 201900120 was issued for location of generator and for monument style freestanding sign.*

Decision Status: Submit revisions electronically (email: manastasio@greenwichct.org)

Motion: Hein Second: Pugliese Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith.

Applicant to provide plans that reflect the following:

- **Reduce graphics of lettering and numbers proportionally.**
- **Generator approved as submitted.**

7. **400 E. Putnam Ave LLC, 400 East Putnam Ave.;** Application: **PLPZ201900286** for an Exterior Alteration review for **new siding, relocation of doors, and two new A/C condensers** on a property located at 400 EAST PUTNAM AVENUE, COS COB in the LB Zone.

Decision Status: Return to a Meeting.

Motion: Conte Second: Hein Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith.

Applicant to provide plans that reflect the following:

- **ARC finds the architectural updates and condenser placement acceptable.**
- **Submit landscaping plans in areas of sidewalk removal and bare soil.**

8. **Eagle Hill Foundation, 49 Northfield Street**; Application: **PLPZ201900297** for an Exterior Alteration review for **installation of four AC condensers at rear of a four-family dwelling** on a property located at 49 NORTHFIELD STREET in the R-6 Zone.

Decision Status: Return to a Meeting.

Motion: Strazza Second: Smith Vote: Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith.

Applicant to provide plans that reflect the following:

- **Submit site plan showing location of property lines and clear delineation of planting beds vs. hard surfaces.**
- **Submit spec sheets of proposed condensers and equipment pad –update elevation plan to show units at the minimum mounted height required per specs.**
- **Update proposed landscaping to eliminate dwarf boxwood due to blight conditions. Taxus/holly/ilex/juniper are options. Provide them tall enough to fully screen units at mounted height.**

III. Committee Business:

9. Review of Minutes from 6-5-19 and 7-10-19 meeting. Hein motioned to approve both sets of minutes, Strazza seconded. Vote was unanimous.
10. Any other Business.

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Motion: Conte Second: Smith Vote: (Yea - Contadino, Conte, Krueger, Meniconi, Pugliese, Smith; Nay - Hein, Strazza)

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