

1. ARC\_Agenda\_2020\_08\_05

Documents:

[8-5-2020 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2020\_08\_05

Documents:

[8-5-2020 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE  
FINAL AGENDA Regular Meeting**

**Wednesday, August 5, 2020, 6:30 pm**

**Zoom Virtual Meeting**

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/96765936831?pwd=MHZOR21oNHFzSDNWWWEhsamF3cnBuUT09>

Password: 7736167

Or iPhone one-tap :

US: +16465189805,,96765936831#,,1#,7736167# or 8335480282,,96765936831#,,1#,7736167# (Toll Free)

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Dial (for higher quality, dial a number based on your current location):

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Webinar ID: 967 6593 6831

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**I. Exterior Alteration Applications:**

1. **Lynne Haven, MD Dermatology, 5 Oak Street;** Application **PLPZ202000093** for Exterior Alteration and Signage review **for construction of new facade on existing building to create Dermatology office, new signage, landscaping and lighting** at a property located at 5 Oak Street in the GB zone. *Last reviewed at the 5/20/2020 meeting at which members Hein, LoBalbo, Brake-Smith, Contadino, Cohen, Conte, Krueger, Meniconi and Pugliese were present.*

View updated plans [here](#).

**II. Committee Business:**

1. Review of Minutes of 7-15-20 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**

### **Regular Meeting**

**Wednesday, August 5, 2020**

**6:42-7:51 pm**

### **Zoom Virtual Meeting**

### **Action Agenda draft**

**Members Present:** Richard Hein, Chairperson; Katherine LoBalbo, Secretary; Heidi Brake-Smith; Leander Krueger; Graziano Meniconi; Paul Pugliese; John Conte (arrived at 6:53pm)  
**Absent:** Peter Boldt; Louis Contadino; Rhonda Cohen

**Staff Present:** Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

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

1. **Lynne Haven, MD Dermatology, 5 Oak Street;** Application **PLPZ202000093** for Exterior Alteration and Signage review **for construction of new facade on existing building to create Dermatology office, new signage, landscaping and lighting** at a property located at 5 Oak Street in the GB zone. *Last reviewed at the 5/20/2020 meeting at which members Hein, LoBalbo, Brake-Smith, Contadino, Cohen, Conte, Krueger, Meniconi and Pugliese were present.*

View updated plans [here](#).

Decision Status: **Electronic Return**

Motion: Hein Second: Meniconi Vote: unanimous (Hein; LoBalbo; Meniconi; Brake-Smith; Conte; Krueger; Pugliese)

**Applicant to submit revised plans to address the following for each of the three areas noted below:**

#### 1) ARCHITECTURE:

- (i) Trespa/Panel - ARC finds the white panel too stark and finds the panel and trespa colors are too contrasting. The applicant shall update these colors to create more harmony between the two and shall provide color samples.
- (ii) ARC appreciates the effort put in to the design of the windows and façade and no changes are recommended.

- 2) LANDSCAPING / LIGHTING:
  - (i) Add landscaping, i.e., a trellis or vine, to the south facing wall to mitigate the starkness of this facade.
  - (ii) Confirm compliance with Division 17 “Screening/Planting” of the Building Zone Regulations, specifically because this business use abuts a residential zone.
  - (iii) Provide more lighting details including the temperature and a lumen plan to confirm compliance with Division 14 “Lighting”.
  
- 3) SIGNAGE:
  - (i) ARC finds the proposed three signs (one front entry door sign, one Route 1-facing façade sign and one freestanding sign on Oak St.) are excessive and not in character of neighborhood.
  - (ii) Submit revised plans to show one sign above the front entry door only.
  - (iii) Update sign lettering to a smaller typeface and different font to be more sophisticated and less retail.
  - (iv) Any freestanding sign must be reviewed by Zoning Enforcement for compliance assessment.

## II. Committee Business:

1. Review of Minutes of 7-15-20 meeting.
  - i. *Voting on 7-15-20 minutes and Train Station (5-27-2020 meeting) postponed to a future meeting.*
2. Any other Business. Riverside Working Group announced to the membership.

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