1. ARC_Agenda_2019_08_07
   Documents:
       8-7-19 ARC REGULAR MEETING, FINAL AGENDA ARC FINAL.PDF

2. ARC_Agenda_2019_08_07
   Documents:
       8-7-19 ARC REGULAR MEETING, DRAFT ACTION AGENDA.PDF

3. ARC_Agenda_2019_08_07
   Documents:
       8-7-19 ARC REGULAR MEETING, FINAL ACTION AGENDA.PDF
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/Storefront Reviews:

1. New Lebanon School, 25 Mead Avenue; Application: PLPZ201900333 for a Sign/Awning review for a freestanding sign and two wall signs on a property located at 25 MEAD AVENUE in the R-6 Zone.

2. Aritzia, 165 Greenwich Avenue; Application: PLPZ201900319 and PLPZ201900320 for a Sign/Awning and Exterior Alteration review for new signage, new fabric on two existing awnings, painting, new cladding, and exterior lighting on a property located at 165 Greenwich Avenue in the CGBR Zone.

3. Aesop, 346 Greenwich Avenue; Application: PLPZ201900314 and PLPZ201900315 for a Sign/Awning and Exterior Alteration review for four façade signs and new storefront and entry door on a property located at 346 GREENWICH AVENUE in the CGBR Zone.

4. EGG New York, 369A Greenwich Avenue; Application: PLPZ201900310 for a Sign/Awning review for one façade sign on a property located at 369A Greenwich Avenue in the CGBR Zone.

5. Funky Monkey, 86 Greenwich Avenue; Application: PLPZ201900264 for a Sign/Awning review for awning with signage, window signage, painting of store front, and planter on a property located at 80-86 Greenwich Avenue in the CGBR Zone. Last reviewed at 7-10-19 mtg. at which Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger were present.
II. Exterior Alteration Applications:

6. **1205 East Putnam Avenue, LLC, 1205 East Putnam Ave.; Application: PLPZ201900313 for an Exterior Alteration review for 20-unit residential apartment building with four moderate income units pursuant to BZR Section 6-110** on a property located at 1205 EAST PUTNAM AVENUE RIVERSIDE in the LB Zone.

7. **David and Nina King, 417 West Lyon Farm Drive; Application: PLPZ201900311 for a Review for deck extension, exterior updates including new and replacement windows, skylights and doors, roof overhang to garage, building lighting, relocation of HVAC units with fencing** on a property located at 417 WEST LYON FARM DRIVE in the R-PR Zone. Note: P+Z Site Plan review required.

8. **Strickland Shores, 75-79 Strickland Road; Application: PLPZ201900302 for an Exterior Alteration review for installation of two generators between buildings 2 and 3** on a property located at 75-79 STRICKLAND ROAD COS COB in the R-6 Zone.

9. **Kevin & Jelena Brown, 25 Edgewood Avenue; Application: PLPZ201900304 for an Exterior Alteration review for replacement of all windows and doors** on a three family residence located at 25 EDGEWOOD AVENUE in the R-6 Zone.

10. **American Fertility Services, CT; Application PLPZ201800101 and PLPZ201800386 for an Exterior Alteration and Sign/Awning review for new signage, screening of transformer and HVAC units, and screening of gas meters on front façade, and associated landscaping** on a property located at 0 WESTERN JUNIOR HIGHWAY in the R-6 zone. Last reviewed at the 4/17/19 meeting at which Hein, Strazza, Boldt, Cohen, Meniconi, Pugliese, Brake-Smith were present.

11. **1075 Post Road Realty, 5 Riverside Lane; Applications: PLPZ 201900233 and PLPZ 201900235 for a Sign/Awning and Exterior Alteration review for signage, building colors, awning colors, and landscaping** on a property located at 5 RIVERSIDE LANE, RIVERSIDE in the LBR-2 Zone. Last reviewed at 6-5-19 mtg. during which Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith were present.

III. Committee Business:
1. Acceptance of Minutes of 7-24-19 meeting.
2. Any other Business.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, August 7th, 2019
Draft Action AGENDA
Town Hall Meeting Room
1st Floor, Town Hall, 101 Field Point Road, Greenwich
Regular Meeting 7:00 PM – 11:16 PM

Members Present: Richard Hein, Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Rhonda Cohen; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.
Absent: Mark Strazza, Vice-Chairperson;
Staff Present: Marisa Anastasio, Senior Planner and Jacalyn Pruitt, Planner II.

I. Sign/Awning/Storefront Reviews:
   1. New Lebanon School, 25 Mead Avenue; Application: PLPZ201900333 for a Sign /Awning review for a freestanding sign and two wall signs on a property located at 25 MEAD AVENUE in the R-6 Zone.

   Decision Status: Return to a meeting for wall signs after Zoning review. / Submit revisions electronically for freestanding sign.
   Motion: Hein Second: Smith Vote: 9-1 (Yea -Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Pugliese, Smith / Nay- Meniconi)

   Applicant to provide plans that reflect the following:
   - Freestanding sign: update color to be tone on tone – do not use the purple. Update to be halo lit instead of the double panel.
   - Match freestanding sign lighting to existing light pole. Matt Popp spoke as a member of the public and suggested the lighting be limited to match that of the existing light pole near handicap ramp and ARC agreed with his recommendation.
   - Wall signage as proposed does not appear to be compliant with the Regulations. Zoning Enforcement must confirm compliance prior to return to ARC.
2. **Aritzia, 165 Greenwich Avenue;** Application: PLPZ201900319 and PLPZ201900320 for a Sign/Awning and Exterior Alteration review **for new signage, new fabric on two existing awnings, painting, new cladding, and exterior lighting** on a property located at 165 Greenwich Avenue in the CGBR Zone.

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

   Motion: Hein Second: Smith Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)

   Applicant to provide plans that reflect the following:
   - Confirm that lighting complies with Regulations.
   - Fix the typography of “165”.
   - Update the building color to be the lighter grey shown on the sample board – submit color sample for review.
   - The lettering as proposed on the awning and window decals is approved as submitted.
   - Awning color approved as submitted.
   - Façade sign approved as submitted.

3. **Aesop, 346 Greenwich Avenue;** Application: PLPZ201900314 and PLPZ201900315 for a Sign /Awning and Exterior Alteration review **for four façade signs and new storefront and entry door** on a property located at 346 GREENWICH AVENUE in the CGBR Zone.

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

   Motion: Hein Second: Smith Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)

   Applicant to provide plans that reflect the following:
   - Submit scaled mechanical plans of the window signage – show all verbiage and placement on door – ARC recommends changing to American hours instead of European/military.
   - Confirm that the product tester on door handle complies with Regulations.
4. **EGG New York, 369A Greenwich Avenue**; Application: **PLPZ201900310** for a Sign /Awning review for one façade sign on a property located at 369A Greenwich Avenue in the CGBR Zone.

   Decision Status: **Approved as submitted.**
   Motion: Hein Second: Contadino Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)

5. **Funky Monkey, 86 Greenwich Avenue**; Application: **PLPZ201900264** for a Sign /Awning review for awning with signage, window signage, painting of store front, and planter on a property located at 80-86 Greenwich Avenue in the CGBR Zone. Last reviewed at 7-10-19 mtg. at which Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger were present.

   Decision Status: **Submit revisions electronically** (email: manastasio@greenwichct.org or jpruitt@greenwichct.org)
   Motion: Hein Second: Meniconi Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)
   Applicant to provide plans that reflect the following:
   - Update base of facade to be white to match planter.
   - Color of window frames to remain as is (black or anodized) or can be updated to the dark green found in the awning (Kilkenny).
   - Awning, signage and color of planter (white) are approved as submitted on current plans.

II. **Committee Business:**

III. Exterior Alteration Applications:

6. 1205 East Putnam Avenue, LLC, 1205 East Putnam Ave.; Application: PLPZ201900313 for an Exterior Alteration review for 20-unit residential apartment building with four moderate income units pursuant to BZR Section 6-110 on a property located at 1205 EAST PUTNAM AVENUE RIVERSIDE in the LB Zone.

Decision Status: Return to a Meeting.

Motion: Hein Second: Meniconi Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)

Applicant to provide plans that reflect the following:

- ARC is not in favor of the box-like and commercial scale of the proposed building and asks the applicant to find a way to change the personality of the building to be one that is truly residential.
- The building should speak to the personality of Riverside as a New England Town.
- Add more greenspace and volume of vegetation. Maximizing the front setback is important to the streetscape, walkability, and quality of life for the building’s residents.
- A setback along the length of the McDonald’s property should be explored. Try to reorient the building to the side or rear of property instead of Post Road.
- ARC was amenable to reviewing a building with an additional story if the resulting design addressed their concerns such as additional greenspace, residential / New England feel, less boxy appearance.
- Member of the public Liz Peldunes of Riverside Association spoke – expressed concern that the design was influenced by the aesthetics of McDonald’s and other commercial buildings off of Exit 5 and asked that the building have a village feel / be specific to Riverside.
- Plans reviewed: Granoff Architect plan set including site plan, floor plans, elevations and rendering dated 7-16-2019.
9:30pm Members John Conte and Katherine LoBalbo left the meeting.

7. **David and Nina King, 417 West Lyon Farm Drive; Application: PLPZ201900311** for an Exterior Alteration review for **deck extension, exterior updates including new and replacement windows, skylights and doors, roof overhang to garage, building lighting, relocation of HVAC units with fencing** on a property located at 417 WEST LYON FARM DRIVE in the R-PR Zone. Note: P+Z Site Plan review required.

   Decision Status: **Does not return.**
   Motion: Pugliese Second: Hein Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Krueger, Meniconi, Pugliese, Smith)
   Notes:
   - HVAC in rear will be screened; building lighting to be compliant with Regulations; P+Z admin site plan required.

8. **Strickland Shores, 75-79 Strickland Road; Application: PLPZ201900302** for an Exterior Alteration review for **installation of two generators between buildings 2 and 3** on a property located at 75-79 STRICKLAND ROAD COS COB in the R-6 Zone.

   Decision Status: **Does not return.**
   Motion: Hein Second: Boldt Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Krueger, Meniconi, Pugliese, Smith)

9. **Kevin & Jelena Brown, 25 Edgewood Avenue; Application: PLPZ201900304** for an Exterior Alteration review for **replacement of all windows and doors** on a three family residence located at 25 EDGEWOOD AVENUE in the R-6 Zone.

   **POSTPONED** by applicant.
10. **American Fertility Services, CT**: Application PLPZ201800101 and PLPZ201800386 for an Exterior Alteration and Sign/Awning review for new signage, screening of transformer and HVAC units, and screening of gas meters on front facade, and associated landscaping on a property located at 0 WESTERN JUNIOR HIGHWAY in the R-6 zone. *Last reviewed at the 4/17/19 meeting.*

Decision Status: **Return to meeting for the two freestanding signs at building exterior after Zoning review. Submit revisions electronically for freestanding sign at street, gas meter screening and wall signage.**

Motion: Hein Second: Pugliese Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Krueger, Meniconi, Pugliese, Smith)

Applicant to provide plans that reflect the following:

- Paint the gas meter screening, roof leaders and louver gates to match building.
- Update typography on freestanding sign at street to Gill Sans.
- The two freestanding signs located at the building’s exterior require Zoning review and then must return to an ARC meeting.
- Based on 10-1-18 Action Agenda, the wall sign is acceptable.

11. **1075 Post Road Realty, 5 Riverside Lane**: Applications: PLPZ 201900233 and PLPZ 201900235 for a Sign/Awning and Exterior Alteration review for signage, building colors, awning colors, and landscaping on a property located at 5 RIVERSIDE LANE, RIVERSIDE in the LBR-2 Zone. *Last reviewed at 6-5-19 mtg.*

Decision Status: **Submit revisions electronically.**

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

Motion: Hein Second: Contadino Vote: 7-1 (Yea - Hein, Boldt, Contadino, Krueger, Meniconi, Pugliese, Smith / Nea – Cohen)

Applicant to provide plans that reflect the following:

- ARC accepts the signage and awnings as submitted but recommends the applicant limit the number of different colors used. All black awnings and lettering are preferred.
- The height of the letters do not have to be uniform but must be graphically compatible with each other.
- White brick is accepted subject to a mock up to include grout color.
options.

- Brick on front façade will turn corner up to door of Greenwich Fish and then painted CMU to match brick on other sides of building.
- Update the flood lights to decorative lights such as wall sconces on pilasters keeping in mind that no illumination of the building façade is permitted.
- Submit photometric plan addressing signage illumination.
- Liz Peldunes of Riverside Association spoke and asked that the building design have a Riverside flavor to it.

IV. Committee Business:

2. Any other Business. None.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, August 7th, 2019
Final ACTION AGENDA
Town Hall Meeting Room
1st Floor, Town Hall, 101 Field Point Road, Greenwich
Regular Meeting 7:00 PM – 11:16 PM

Members Present: Richard Hein, Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Rhonda Cohen; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.
Absent: Mark Strazza, Vice-Chairperson;
Staff Present: Marisa Anastasio, Senior Planner and Jacalyn Pruitt, Planner II.

I. Sign/Awning/Storefront Reviews:
   1. New Lebanon School, 25 Mead Avenue; Application: PLPZ201900333 for a Sign /Awning review for a freestanding sign and two wall signs on a property located at 25 MEAD AVENUE in the R-6 Zone.

   Decision Status: Return to a meeting for wall signs after Zoning review. / Submit revisions electronically for freestanding sign.

   Motion: Hein Second: Smith Vote: 9-1 (Yea - Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Pugliese, Smith / Nay- Meniconi)

   Applicant to provide plans that reflect the following:
   • Freestanding sign: update color to be tone on tone – do not use the purple. Update to be halo lit instead of the double panel.
   • Match freestanding sign lighting to existing light pole. Matt Popp spoke as a member of the public and suggested the lighting be limited to match that of the existing light pole near handicap ramp and ARC agreed with his recommendation.
   • Wall signage as proposed does not appear to be compliant with the Regulations. Zoning Enforcement must confirm compliance prior to return to ARC.
2. **Aritzia, 165 Greenwich Avenue**; Application: PLPZ201900319 and PLPZ201900320 for a Sign/Awning and Exterior Alteration review for new signage, new fabric on two existing awnings, painting, new cladding, and exterior lighting on a property located at 165 Greenwich Avenue in the CGBR Zone.

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

Motion: Hein Second: Smith Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)

Applicant to provide plans that reflect the following:

- Confirm that lighting complies with Regulations.
- Fix the typography of “165”.
- Update the building color to be the lighter grey shown on the sample board – submit color sample for review.
- The lettering as proposed on the awning and window decals is approved as submitted.
- Awning color approved as submitted.
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3. **Aesop, 346 Greenwich Avenue**; Application: PLPZ201900314 and PLPZ201900315 for a Sign/Awning and Exterior Alteration review for four façade signs and new storefront and entry door on a property located at 346 GREENWICH AVENUE in the CGBR Zone.

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

Motion: Hein Second: Smith Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)

Applicant to provide plans that reflect the following:

- Submit scaled mechanical plans of the window signage – show all verbiage and placement on door – ARC recommends changing to American hours instead of European/military.
- Confirm that the product tester on door handle complies with Regulations.
4. **EGG New York, 369A Greenwich Avenue;** Application: **PLPZ201900310** for a Sign /Awning review for one façade sign on a property located at 369A Greenwich Avenue in the CGBR Zone.

Decision Status: **Approved as submitted.**
Motion: Hein Second: Contadino Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)

5. **Funky Monkey, 86 Greenwich Avenue;** Application: **PLPZ201900264** for a Sign /Awning review for awning with signage, window signage, painting of store front, and planter on a property located at 80-86 Greenwich Avenue in the CGBR Zone. Last reviewed at 7-10-19 mtg. at which Hein, Strazza, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger were present.

Decision Status: **Submit revisions electronically** (email: manastasio@greenwichct.org or jpruitt@greenwichct.org)
Motion: Hein Second: Meniconi Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)
Applicant to provide plans that reflect the following:
- **Update base of facade to be white to match planter.**
- **Color of window frames to remain as is (black or anodized) or can be updated to the dark green found in the awning (Kilkenny).**
- **Awning, signage and color of planter (white) are approved as submitted on current plans.**

II. **Committee Business:**
III. Exterior Alteration Applications:

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Decision Status: Return to a Meeting.

Motion: Hein Second: Meniconi Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith)

Applicant to provide plans that reflect the following:

- ARC is not in favor of the box-like and commercial scale of the proposed building and asks the applicant to find a way to change the personality of the building to be one that is truly residential.
- The building should speak to the personality of Riverside as a New England Town not an urban city.
- Add more greenspace and volume of vegetation. Maximizing the front setback is important to the streetscape, walkability, and quality of life for the building’s residents.
- A setback along the length of the McDonald’s property should be explored. Perhaps a vehicular allay with trees can go here.
- Applicant should try to reorient the building to the side or rear of property instead of Post Road.
- ARC was amenable to reviewing a building with an additional story if the resulting design addressed their concerns such as additional greenspace, residential / New England feel, less boxy appearance.
- Consider moving the interior entrance to the rear. Or create an entrance that is entrance one way / exit one way in the front for better circulation of vehicular and pedestrian traffic.
- Bring the scale down of the building especially along the side abutting Neil Lane to limit impact on the residential neighborhood.
- Submittal of cross sections of adjacent buildings as required by the application checklist will aide in review of the overall impact of the project.
- Member of the public Liz Peldunes of Riverside Association spoke – expressed concern that the design was influenced by the aesthetics of McDonald’s and other commercial buildings off of Exit 5 and asked that the building have a village feel / be specific to Riverside.
- Plans reviewed: Granoff Architect plan set including site plan, floor plans, elevations and rendering dated 7-16-2019.

9:30pm Members John Conte and Katherine LoBalbo left the meeting.

7. **David and Nina King, 417 West Lyon Farm Drive; Application:** PLPZ201900311 for an Exterior Alteration review for **deck extension, exterior updates including new and replacement windows, skylights and doors, roof overhang to garage, building lighting, relocation of HVAC units with fencing** on a property located at 417 WEST LYON FARM DRIVE in the R-PR Zone. 
   Note: P+Z Site Plan review required.

   Decision Status: **Does not return.**
   Motion: Pugliese Second: Hein Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Krueger, Meniconi, Pugliese, Smith)
   Notes:
   - HVAC in rear will be screened; building lighting to be compliant with Regulations; P+Z admin site plan required.

8. **Strickland Shores, 75-79 Strickland Road; Application:** PLPZ201900302 for an Exterior Alteration review for **installation of two generators between buildings 2 and 3** on a property located at 75-79 STRICKLAND ROAD COS COB in the R-6 Zone.

   Decision Status: **Does not return.**
   Motion: Hein Second: Boldt Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Krueger, Meniconi, Pugliese, Smith)

9. **Kevin & Jelena Brown, 25 Edgewood Avenue; Application:** PLPZ201900304 for an Exterior Alteration review for **replacement of all windows and doors** on a three family residence located at 25 EDGEWOOD AVENUE in the R-6 Zone.

   POSTPONED by applicant.
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Decision Status: Return to meeting for the two freestanding signs at building exterior after Zoning review. Submit revisions electronically for freestanding sign at street, gas meter screening and wall signage.

Motion: Hein Second: Pugliese Vote: Unanimous (Hein, Boldt, Cohen, Contadino, Krueger, Meniconi, Pugliese, Smith)

Applicant to provide plans that reflect the following:

- Paint the gas meter screening, roof leaders and louver gates to match building.
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- Based on 10-1-18 Action Agenda, the wall sign is acceptable.
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Decision Status: **Submit revisions electronically.**

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

Motion: Hein Second: Contadino Vote: 7-1 (Yea - Hein, Boldt, Contadino, Krueger, Meniconi, Pugliese, Smith / Nea – Cohen)

Applicant to provide plans that reflect the following:

- ARC accepts the signage and awnings as submitted but recommends the applicant limit the number of different colors used. All black awnings and lettering are preferred.
- The height of the letters do not have to be uniform but must be graphically compatible with each other.
- White brick is accepted subject to a mock up to include grout color options.
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- Update the flood lights to decorative lights such as wall sconces on pilasters keeping in mind that no illumination of the building façade is permitted.
- Submit photometric plan addressing signage illumination.
- Liz Peldunes of Riverside Association spoke and asked that the building design have a Riverside flavor to it.

**IV. Committee Business:**

2. Any other Business. None.