

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](#)

## **ARCHITECTURAL REVIEW COMMITTEE**

**Wednesday, August 7<sup>th</sup>, 2019**

### **FINAL AGENDA**

#### **Town Hall Meeting Room**

**1<sup>st</sup> 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/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 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.
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 7<sup>th</sup>, 2019**

**Draft Action AGENDA**

**Town Hall Meeting Room**

**1<sup>st</sup> 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](mailto:manastasio@greenwichct.org) or [jpruitt@greenwichct.org](mailto: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](mailto:manastasio@greenwichct.org) or [jpruitt@greenwichct.org](mailto: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](mailto:manastasio@greenwichct.org) or [jpruitt@greenwichct.org](mailto: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:

1. Acceptance of Minutes of 7-24-19 meeting. Motion to approve minutes: Hein. Second: Smith. Vote: unanimous.

### 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 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.*

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](mailto: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.