

1. ARC_Agenda_2021_09_01

Documents:

[9-1-21 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2021_09_01

Documents:

[9-1-21 ARC MEETING ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, September 1, 7:00 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052
Password: 5768541**

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/84603725052?pwd=bVpDelhRSHNEYWc3NnJiWmM3RUdDQT09>

Or iPhone one-tap : US: +16465189805,,84603725052#,,1#,5768541# or
8335480276,,84603725052#,,1#,5768541# (Toll Free)

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

I. Exterior Alteration reviews:

1. **171 Hamilton Ave., Application PLPZ202100263** for Exterior Alteration review for **demolition of existing and construction of new 4 story mixed use “8-30g set aside development” with retail on ground floor and 6 apartments, landscaping and site lighting** at a property located at 171 Hamilton Ave. in the LBR-2 zone.
Last reviewed at the 7-7-21 meeting, at which Conte, Meniconi, Brake-Smith, Cohen, Contadino, Krueger, LoBalbo, and Pugliese were present.
View previous plans [here](#).
View revised plans [here](#).
2. **Wells Fargo, 190 Sound Beach Avenue, Application PLPZ202100359** for an Exterior Alteration review for **new handicapped ramp, landing, new stairs, grading, new landscaped area, concrete curb, and restriping parking lot** on a property located at 190 Sound Beach Ave. in Old Greenwich in the LBR-2 zone.
View plans [here](#).
3. **Western Middle School, 1 Western Junior Highway; Application PLPZ202100368** for Exterior Alteration review for **new emergency lighting including removing 107 building mounted lights and replacing with 97 lights, (10 pole lights will remain in place)** on a property located at 1 Western Jr Hwy in the R-6 zone.
View plans [here](#).

4. **Patriot Bank, 71 Lewis St.; Application PLPZ202100360** for Exterior Alteration review for **new canopy for protection of pneumatic tube system and drive up customers** on a property located at 71 Lewis St. in the CGBR zone.
View plans [here](#).

5. **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. *Last reviewed at the 7-21-21 meeting, at which Conte, Meniconi, Boldt, Cohen, and Krueger were present.*
View previous plans [here](#).
View revised plans [here](#).

II. Committee Business:

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

ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA Regular Meeting

**Wednesday, September 1, 2021 7:01 pm – 8:57 pm
Zoom Virtual Meeting**

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson, Graziano Meniconi, Secretary; Peter Boldt, Paul Pugliese, Heidi Brake-Smith, and Katherine LoBalbo (left at 8:37pm)

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

I. Exterior Alteration reviews:

1. **171 Hamilton Ave., Application PLPZ202100263** for Exterior Alteration review for **demolition of existing and construction of new 4 story mixed use “8-30g set aside development” with retail on ground floor and 6 apartments, landscaping and site lighting** at a property located at 171 Hamilton Ave. in the LBR-2 zone.
Last reviewed at the 7-7-21 meeting, at which Conte, Meniconi, Brake-Smith, Cohen, Contadino, Krueger, LoBalbo, and Pugliese (recused from item) were present.
View previous plans [here](#).
View revised plans [here](#).

Decision Status: **Return To A Meeting**

Motion: Hein Second: Meniconi Vote: 6-0-1 (Hein, Conte, Meniconi, Boldt, Brake-Smith, and LoBalbo / Pugliese recused)

ARC recommends a return to a meeting as follows, with the understanding that the applicant can choose to move forward with P+Z as is:

- a) **ARC appreciates the design progress that has been made thus far and advises that the following design elements be reviewed:**
 - i. **Update the rear columns – widen them or create an arch way;**
 - ii. **Address the fourth story, with reference to the original design, to create appearance of a 3-story vs. 4-story building. Review possibility of recessing this floor, utilizing different materials such as zinc/slate and/or darker colors, adding a balcony or other design options to make this floor different and special visually.**
 - iii. **Review the angled front of building –straighten out to create areas of green, increase setback from street, create a colonnade;**
 - iv. **Cornice detail should be fully expressed as in the inspiration detail, and not fall flat of the inspiration.**
 - v. **Review use of EFIS – ARC concerned with its durability, the context of building calls for granite;**
 - vi. **Signage to be integrated into architecture**

vii. Site sections (N, S, E, W) and dimensioned elevations are requirements of the Exterior Alteration application and ARC asks that applicant submit these for review.

2. **Wells Fargo, 190 Sound Beach Avenue, Application PLPZ202100359** for an Exterior Alteration review for **new handicapped ramp, landing, new stairs, grading, new landscaped area, concrete curb, and restriping parking lot** on a property located at 190 Sound Beach Ave. in Old Greenwich in the LBR-2 zone.
View plans [here](#).

Applicant did not attend meeting to present. Application was not opened.

3. **Western Middle School, 1 Western Junior Highway; Application PLPZ202100368** for Exterior Alteration review for **new emergency lighting including removing 107 building mounted lights and replacing with 97 lights, (10 pole lights will remain in place)** on a property located at 1 Western Jr Hwy in the R-6 zone.
View plans [here](#).

Decision Status: **Approved as noted**

Motion: Hein Second: Conte Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, LoBalbo and Pugliese)

ARC accepts the project with the following notes:

- a) **Limit temperature of lighting to 3000 K;**
 - b) **Incorporate motion sensors and astronomical timers (timers that adapt to the season) to mitigate unnecessary lighting.**
4. **Patriot Bank, 71 Lewis St.; Application PLPZ202100360** for Exterior Alteration review for **new canopy for protection of pneumatic tube system and drive up customers** on a property located at 71 Lewis St. in the CGBR zone.
View plans [here](#).

Decision Status: **Electronic Return (email: manastasio@greenwichct.org)**

Motion: Hein Second: Brake-Smith Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, LoBalbo and Pugliese)

The applicant shall submit the following for review electronically:

- a) **Height of canopy to be increased to 6' 8".**
- b) **Provide both a plan view and elevation view that clearly shows proposed and existing elements including bollards, landscaping, walkways, new signage, new structure, etc..**
- c) **Include a description of the materials and colors on both elevations and plans.**
- d) **No illumination is proposed in this application.**

5. **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. *Last reviewed at the 7-21-21 meeting, at which Conte, Meniconi, Boldt, Cohen, and Krueger were present.*
View previous plans [here](#).
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Decision Status: **Electronic Return (email: manastasio@greenwichct.org)**

Motion: Conte Second: Hein Vote: 6-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, and Pugliese)

The applicant shall submit the following for review electronically:

- a) **Provide dimensioned mechanical plan for the proposed signage.**
- b) **ARC accepts the updated plans as submitted.**

II. Committee Business:

1. Any Business. None.

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