

1. ARC_Agenda_2020_09_02

Documents:

[9-2-2020 ARC REGULAR MEETING, FINAL AGENDA DRAFT.PDF](#)

2. ARC_Agenda_2020_09_02

Documents:

[9-2-2020 ARC REGULAR MEETING, FINAL AGENDA REV..PDF](#)

3. ARC_Agenda_2020_09_02

Documents:

[9-2-2020 ARC REGULAR MEETING ACTION AGENDA DRAFT.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE FINAL AGENDA Regular Meeting

Wednesday, September 2, 6:30 pm

Zoom.us Virtual Meeting

Webinar ID: 972 7679 7523

Password: 5879928

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/97276797523?pwd=dWw3ZGtGeXAwNUxNYVovN1dnY3A5UT09>

Or iPhone one-tap :

US: +16465189805,,97276797523#,,1#,5879928# or 8335480282,,97276797523#,,1#,5879928# (Toll Free)

Or Telephone:

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

US: +1 646 518 9805 or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)
or 833 548 0276 (Toll Free)

I. Exterior Alteration Applications:

- 1. 62 Mason Street, LLC, 62 Mason Street; Application PLPZ 201800533** for an Exterior Alteration review for **lighting, landscaping, and roof plan only** on a property located at 62 MASON STREET in the CGB Zone. Last reviewed at the 7-10-19 meeting. Members present at that meeting: Hein, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger.

[Click here to review plans](#)

II. Committee Business:

- 1.** Review of Minutes 5-27-2020, 7-15-2020, 8-5-2020 meeting minutes.
- 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 as soon as possible in advance of the event.

ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA revised
Regular Meeting

Wednesday, September 2, 6:30 pm
Zoom.us Virtual Meeting

Webinar ID: 972 7679 7523
Password: 5879928

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/97276797523?pwd=dWw3ZGtGeXAwNUxNYVovN1dnY3A5UT09>

Or iPhone one-tap :

US: +16465189805,,97276797523#,,1#,5879928# or 8335480282,,97276797523#,,1#,5879928# (Toll Free)

Or Telephone:

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

US: +1 646 518 9805 or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)
or 833 548 0276 (Toll Free)

I. Exterior Alteration Applications:

1. **62 Mason Street, LLC, 62 Mason Street; Application PLPZ 201800533** for an Exterior Alteration review for **lighting, landscaping, and roof plan only** on a property located at 62 MASON STREET in the CGB Zone. *Last reviewed at the 7-10-19 meeting. Members present at that meeting: Hein, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger.*

[Click here to review plans](#)

1. **Round Hill Volunteer Fire Company, 166 Old Mill; Application PLPZ202000170** for an Exterior Alteration review **for construction of an addition on the West side of the firehouse and replacement of asphalt with landscaping** on a property located at 166 Old Mill Road in the RA-4 zone. *Last revised at the 7-1-2020 meeting at which (Hein, Brake-Smith, Cohen, Pugliese, Contadino, Krueger, Meniconi voted on the matter and Cohen and Bolte abstained.)*

[Click here to review plans.](#)

II. Committee Business:

1. Review of Minutes 5-27-2020, 7-15-2020, 8-5-2020 meeting minutes.
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 as soon as possible in advance of the event.

ARCHITECTURAL REVIEW COMMITTEE

Regular Meeting

Wednesday, September 2, 2020

6:34 – 9:18 pm

Zoom Virtual Meeting

Action Agenda draft

Members Present: Richard Hein, Chairperson; Katherine LoBalbo, Secretary (arrived at 8:03); Heidi Brake-Smith; Leander Krueger; Graziano Meniconi; Paul Pugliese (left at 8:45); Louis Contadino; John Conte (arrived at 6:45)

Absent: Peter Boldt; Rhonda Cohen

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

I. Exterior Alteration Applications:

- 1. 62 Mason Street, LLC, 62 Mason Street; Application PLPZ 201800533** for an Exterior Alteration review for **lighting, landscaping, and roof plan only** on a property located at 62 MASON STREET in the CGB Zone. *Last reviewed at the 7-10-19 meeting. Members present at that meeting: Hein, LoBalbo, Boldt, Contadino, Conte, Meniconi, Krueger.*

[Click here to review plans](#)

Decision Status: **Return to a Meeting**

Motion: Hein Second: Meniconi Vote: unanimous on recommendations (Hein; Brake-Smith; Contadino, Conte; Krueger; Meniconi; Pugliese)

Vote on return to meeting: 6-1 (Pugliese voted for electronic return)

Applicant to provide plans to reflect the following:

- 1) Provide elevations of the ADA lift to show how it impacts lighting and landscaping. ARC notes that P+Z may want to review how the lift affects architecture. (During the discussion ARC noted that the design of the lift should be integrated into the architecture.)
- 2) All exterior lighting fixtures must be depicted on plans and specifications of the fixtures provided, including in the following areas where plans currently show no lighting:
 - a. The many outdoor patios and walkways.
 - b. The roof where outdoor kitchens are located and are anticipated to be used other than in full day light.

- c. All egress areas including the spiral staircases between the third floor and roof.
- 3) The temperature of all exterior lighting fixtures shall be consistent at 2700K.
- 4) Provide an updated south elevation plan to accurately depict the spiral staircases between the third floor and the roof. Show any lighting needed here for emergency egress or normal use. ARC notes that P+Z may want to provide input on the updated elevation.
- 5) The applicant noted that the owner will submit any future applications that relate to shade elements and landscaping on the roof plans. ARC finds this to be onerous in that P+Z and ARC should be shown any proposed elements that are anticipated, including shading and landscaping for the roof terraces.
- 6) ARC finds the landscaping rendering to be inaccurate as it depicts a robust and tall tree canopy along the southern border of the property. The applicant shall update the landscaping plan to provide taller, larger trees to be planted in this area to provide a “green wall”.
- 7) During discussion ARC noted that the applicant should retain an arborist during construction.

II. Committee Business.

1. Hein nominates John Conte to be Vice Chair

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

Exterior Alterations review continued:

2. **Round Hill Volunteer Fire Company, 166 Old Mill;** Application **PLPZ202000170** for an Exterior Alteration review **for construction of an addition on the West side of the firehouse and replacement of asphalt with landscaping** on a property located at 166 Old Mill Road in the RA-4 zone. *Last revised at the 7-1-2020 meeting at which (Hein, Brake-Smith, Cohen, Pugliese, Contadino, Krueger, Meniconi voted on the matter and Cohen and Bolte abstained.)*

[Click here to review plans.](#)

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

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

Conte recused

Applicant to submit updated plans to reflect the following:

- 1) Remove the “pork chop detail” from the left gambrel so that left and right

- gambrel match each other.
- 2) Add brackets to the second story (above the entrance doors) to match the details of the gambrels.
 - 3) West elevation: adjust the porch and overhangs so that they clear the chimney (aka eliminate the overlap of the porch roof on the chimney) and adjust the columns per direction of the architect.
 - 4) The first floor windows to right of secondary door on the west elevation shall be square instead of rectangle and then the windows on the second floor shall be aligned with these.
 - 5) The generator near the parking lot shall be screened with fencing, plantings or a combination of both. ARC suggests adding a green lattice with plantings along the grassed area closest to parking lot and for the applicant to consult their landscape architect for direction.

Committee Business continued:

2. Review of Minutes 5-27-2020, 7-15-2020, 8-5-2020 meeting minutes.
 - i. **Motion to approve 8/5/2020 meeting minutes as shown:**
 1. Motion: Hein Second: Brake-Smith Vote: unanimous
 - ii. **Motion to approve 7/15/2020 meeting minutes with edits (correct item viii on the GCDS project):**
 1. Motion: Hein Second: Contadino Vote: unanimous
 - iii. **Postponed approval of 5/27/2020 meeting minutes. Members and staff will review tapes.**

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 as soon as possible in advance of the event.