

1. ARC_Agenda_2022_09_07

Documents:

[9-7-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2022_09_07

Documents:

[9-7-22 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, Sept. 7, 2022 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=bVpDelhRSHNEYWc3NnJiWmM3RUdDQ09>

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. **100 West Putnam LLC, 100 West Putnam Ave. Application PLPZ 2022 00199** for Exterior Alteration review **for installation of a new patio with lighting and landscaping** on a property located at 100 West Putnam Avenue in the CGB zone. *P+Z accepted the conceptual plans at their 7-19-22 meeting and sent project back to ARC for aesthetics. Last reviewed at the 6-1-22 ARC meeting.*
View latest set of plans [here](#).
2. **Walgreens, 1333 East Putnam Avenue PLPZ 202200212** for Exterior Alteration review **for a dumpster enclosure** located at 1333 East Putnam Avenue in the LB zone. *Last reviewed at the 6-1-22 meeting.*
View latest set of plans [here](#).
3. **Maison D'Alexandre, 33 Lewis St. Applications PLPZ 202200391 and 409** for an Exterior Alteration and Sign/Awning review for **installation of mechanical equipment and relocation of exhaust on 4th floor roof, installation of generator, HVAC units, and exhaust on 2nd floor roof, new louvered screens on both rooftops, new ground floor front entry doors, installation of flags with signage and plaque sign on top floor** on a property located at 33 Lewis Street in the CGBR zone. *Last reviewed at the 10-6-21 meeting.*
View applications [here](#) and [here](#).

4. **New Country Porsche, 241 West Putnam Ave., Application PLPZ 202200420** for Exterior Alteration review **to enlarge a drop-off canopy and enclose drop-off area to provide enclosed tech service area** on a property located at 241 West Putnam Avenue in the GB zone.
View application [here](#).
5. **1700 East Putnam Ave., Application PLPZ 202200423 and 429** for Exterior Alteration review **for new rooftop terrace and proposed installation of new exterior doors, 2 small patios, reconfigure walkways, replace light bollards, revamp landscaping, install circular bench, install planters for screening** on a property located at 1700 East Putnam Ave. in the GB zone.
View applications [here](#) and [here](#).
6. **12-14 West Putnam Ave., Application PLPZ 202200424** for Exterior Alteration review **to update storefront with larger windows and new black bronze aluminum storefront** on a property located at 12-14 West Putnam Ave. in the CGBR zone.
View application [here](#).

II. Committee Business:

1. [ARC 2023 draft schedule](#) review.

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, Sept. 7, 2022 7:01 pm – 10:33 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052
Password: 5768541

Please click [here](#); to listen to the audio recording file ([.m4a](#)) of the entire meeting.
Please click [here](#); to read the transcribed audio file ([.txt](#)) of the entire meeting

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson (left at 8:55pm); Graziano Meniconi, Secretary; Peter Boldt; Heidi Brake-Smith; Leander Krueger; Paul Pugliese;

Staff Present: Marisa Anastasio, Senior Planner; and Bianca Dygert, Planner II

I. Exterior Alteration reviews:

1. **100 West Putnam LLC, 100 West Putnam Ave. Application PLPZ 2022 00199** for Exterior Alteration review **for installation of a new patio with lighting and landscaping** on a property located at 100 West Putnam Avenue in the CGB zone. *P+Z accepted the conceptual plans at their 7-19-22 meeting and sent project back to ARC for aesthetics. Last reviewed at the 6-1-22 ARC meeting.*
View latest set of plans [here](#).

Decision Status: **Electronic Return (email PDF plans to Marisa.Anastasio@greenwichct.org)**

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

Submit plans to address the following:

- a. **Add significant accent trees for shade;**
 - b. **Install mature hedge, as to not wait years for screening;**
 - c. **Landscaping plants to be installed as much as possible to height shown on renderings**
 - d. **Reconsider sloping lawn – is this element needed?**
2. **Walgreens, 1333 East Putnam Avenue PLPZ 202200212** for Exterior Alteration review **for a dumpster enclosure** located at 1333 East Putnam Avenue in the LB zone. *Last reviewed at the 6-1-22 meeting.*
View latest set of plans [here](#).

Decision Status: **Return to meeting, ARC finds the application incomplete.** Submit plans: pdfs to manastasio@greenwichct.org and hard copies to office)

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

Submit plans to address the following:

- a. **Provide complete improvement location plan identifying location of building, curb cuts, parking spaces, location of other dumpsters and compactors, etc...**
 - b. **Provide a landscape plan that identifies number, species and location of proposed plantings;**
 - c. **Confirm compliance of parking based on the Building Zone Regulations /P+Z Site Plan requirements ie, eliminating two parking spaces for placement of the dumpster, as shown on current plans, may not be permitted;**
 - d. **ARC recommends the location of the dumpster enclosure to be as far out of the way and vision of Rt. 1;**
 - e. **If this is the only location that is feasible, ARC has made previous recommendations such as utilizing the existing retaining wall, extending it and using that as one side of enclosure, creating a green strip on left side of driveway like the one on the right side – this will improve the streetscape in accordance with the P+Z Plan of Conservation and Development and also screen the garbage enclosure and parking**
 - f. **ARC has concerns the curb cut is either too wide or has grown over time compared to original approval. Applicant to review Site Plan approvals with staff.**
 - g. **ARC invited applicant to join Greenscape Committee meeting to obtain design input for Putnam Ave. streetscape improvements.**
3. **Maison D’Alexandre, 33 Lewis St. Applications PLPZ 202200391 and 409 for an Exterior Alteration and Sign/Awning review for installation of mechanical equipment and relocation of exhaust on 4th floor roof, installation of generator, HVAC units, and exhaust on 2nd floor roof, new louvered screens on both rooftops, new ground floor front entry doors, installation of flags with signage and plaque sign on top floor** on a property located at 33 Lewis Street in the CGBR zone. *Last reviewed at the 10-6-21 meeting.*
View applications [here](#) and [here](#).

Decision Status: **Roof and rear of building work, screening, elevator approved as submitted**

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

Decision Status: **Return to meeting for façade, sign, lighting, and flags review** (Submit plans (pdf to manastasio@greenwichct.org and hard copies to office) to be

scheduled for upcoming meeting)

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

Submit plans to address the following:

- a. **ARC notes this building is on the national registry of historic buildings**
 - b. **ARC is not favorably disposed to the top floor flags and/or any lighting of flags;**
 - c. **There should be no illumination of the façade of the building nor uplighting of the flags;**
 - d. **The asymmetry of the front doors should be addressed;**
 - e. **Consider a more modern approach with more glass;**
 - f. **Emphasize character of masonry;**
 - g. **Logo on third floor would need to be considered carefully with Signage subcommittee members;**
4. **New Country Porsche, 241 West Putnam Ave., Application PLPZ 202200420** for Exterior Alteration review **to enlarge a drop-off canopy and enclose drop-off area to provide enclosed tech service area** on a property located at 241 West Putnam Avenue in the GB zone.
View application [here](#).

Decision Status: **Return to meeting** (Submit plans (pdf to manastasio@greenwichct.org and hard copies to office) to be scheduled for upcoming meeting)

Motion: Hein *Second:* Boldt Vote: 6-0 unanimous (Hein, Meniconi, Boldt, Brake-Smith, Krueger, Pugliese)

Submit plans to address the following:

- a. **ARC concerns are focused on the architectural balance of front façade.**
 - b. **The existing three-bay entry creates a horizontal architecture which separates building into two massing. The building façade and signage is out of balance with the proposed changes.**
 - c. **Attempt to unite the massing with a horizontal band, color or material.**
 - d. **Applicant should study any potential for landscaping, either to the left near the telephone pole or in front of the enclosed tech area.**
 - e. **ARC finds the extension of the canopy acceptable.**
5. **1700 East Putnam Ave., Application PLPZ 202200423 and 429** for Exterior Alteration review **for new rooftop terrace and proposed installation of new exterior doors, 2 small patios, reconfigure walkways, replace light bollards, revamp landscaping, install circular bench, install planters for screening** on a property located at 1700 East Putnam Ave. in the GB zone.
View applications [here](#) and [here](#).

Decision Status: **Rooftop terrace updates approved as submitted**

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

Decision Status: **Return to meeting for façade, sign, and flags review** (Submit plans (pdf to manastasio@greenwichct.org and hard copies to office) to be scheduled for upcoming meeting)

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

Submit plans to address the following:

- a. **Landscaping plantings are too random; Simplify color palette to complement building;**
 - b. **Add scale to landscaping, ie, add shade / mid-sized trees;**
 - c. **Reconsider design of planters and screen walls;**
 - d. **Plant list to be appropriate for microclimate/ shade and use more pollinator species;**
 - e. **Important green spaces along Putnam Avenue can be reviewed with the Greenscape Committee -- funding may be available from Greenwich Tree Conservancy to encourage tree-lined boulevard.**
6. **12-14 West Putnam Ave., Application PLPZ 202200424** for Exterior Alteration review **to update storefront with larger windows and new black bronze aluminum storefront** on a property located at 12-14 West Putnam Ave. in the CGBR zone. View application [here](#).

Cancelled – proposal to be reviewed by the Historic District Commission

II. Committee Business:

1. [ARC 2023 draft schedule](#) review.

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