

1. ARC_Agenda_2019_09_11

Documents:

[9-11-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2019_09_11

Documents:

[9-11-19 ARC REGULAR MEETING, FINAL AGENDA REVISED.PDF](#)

3. ARC_Agenda_2019_09_11

Documents:

[9-11-19 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, September 11th, 2019

FINAL AGENDA

Town Hall Meeting Room

1st Floor, Town Hall, 101 Field Point Road, Greenwich

Sign Meeting 6:00 PM

Regular Meeting 7:00 PM

NOTE to applicants: Applicants or their representatives **must be present at the meeting** for which their item is scheduled.

A laptop and screen will be available for applicants who wish to show a digital presentation of their documents –the presentation must be in **Power Point** format.

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 Reviews:

1. **Le Labo, 276 Greenwich Avenue;** Application: **PLPZ201900290** for a Sign/Awning review for **two signs and new awnings** on a property located at 276 Greenwich Avenue in the CGBR Zone. *Last reviewed at the 7/24/meeting at which members Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith were present.*
2. **New Lebanon School, 25 Mead Avenue;** Application: **PLPZ201900333** for a Sign /Awning review **for two wall signs (freestanding sign previously approved)** on a property located at 25 MEAD AVENUE in the R-6 Zone. *Last reviewed at the 8/7/19 meeting at which members Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith were present.*
3. **Miller Partners, LLC, 468 West Putnam Avenue;** Application: **PLPZ201900349** for a Sign /Awning review **for replacement of existing freestanding sign** on a property located at 468 WEST PUTNAM AVENUE in the LB Zone.
4. **Easy Street Properties, LLC, 2 Arch Street;** Application: **PLPZ201900361** for a Sign /Awning review **for two signs** on a property located at 2 ARCH STREET in the CGB Zone.

REGULAR MEETING (starts at 7pm):

II. Committee Business:

1. Review of Minutes from 8-7-19 meeting.
2. Any other Business.

III. Exterior Alteration Applications:

1. **Bright Horizons Daycare, 75 Holly Hill Lane**; Application: **PLPZ201900174** for an Exterior Alteration review of **new playground and ramp for proposed new daycare and associated site work and landscaping** on a property located at 75 HOLLY HILL LANE in the GBO Zone. *Last reviewed at 5/8 meeting at which all members were present.*
2. **400 E. Putnam Ave LLC, 400 East Putnam Ave.**; Application: **PLPZ201900286** for an Exterior Alteration review for **proposed landscaping (facade renovations previously approved)** on a property located at 400 EAST PUTNAM AVENUE, COS COB in the LB Zone. *Last reviewed at the 7/24/meeting at which members Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith were present.*
3. **160 Hamilton LLC, 160 Hamilton Avenue**; Application: **PLPZ201900341** for an Exterior Alteration review **to renovate glass storefronts, add lighting, replace and add windows, partial reroof, update parapets, change color of stucco and consolidate electrical** on a property located at 160 HAMILTON AVENUE in the LBR-2 Zone.
4. **Brunswick School Tunnel and Baseball Fields, 1275 King Street**; Application: **PLPZ201900372** for an Exterior Alteration review **for new bollards and lighting associated with previously approved walls and tunnel** on a property located at 1275 KING STREET in the RA-4 Zone.
5. **Kevin & Jelena Brown, 25 Edgewood Avenue**; Application: **PLPZ201900304** for an Exterior Alteration review **to replace four doors, replace 19 of the existing 24 double hung windows in kind, replace 2 of the double hung windows will be with casement windows and remove 3 existing windows and replace with siding**, on a property located at 25 EDGEWOOD AVENUE in the R-6 Zone.
6. **Indian Harbor House Owners' Corporation, 630-636 Steamboat Road**; Application: **PLPZ201900328** for an Exterior Alteration review **for replacement of existing fabric on metal breezeway structures** on a property located at 630 STEAMBOAT ROAD in the R-MF Zone.
7. **Horseneck Mews Condo Association, 49 Indian Harbor Drive**; Application: **PLPZ201900358** for an Exterior Alteration review **for renovations to decking and railings across multiple units** on a property located at 49 INDIAN HARBOR DRIVE, in the R-6 Zone.

ARCHITECTURAL REVIEW COMMITTEE
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8. **Hoagland's, 175 Greenwich Avenue**; Application PLPZ201900xxx for an Exterior Alteration and Sign Awning review for updates to previously approved signage, and storefront alterations on a property location at 175 Greenwich Avenue in the CGBR zone.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, September 11th, 2019

Action AGENDA draft

Town Hall Meeting Room

1st Floor, Town Hall, 101 Field Point Road, Greenwich

Sign Meeting 6:00 PM – 7:00 PM

Regular Meeting 7:00 PM – 9:37 PM

Members Present for Signage: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Rhonda Cohen.

Members Present for Regular Meeting: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Rhonda Cohen; Louis Contadino; Graziano Meniconi; Paul Pugliese.

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

I. Sign/Awning Reviews:

1. **Le Labo, 276 Greenwich Avenue;** Application: **PLPZ201900290** for a Sign/Awning review for **two signs and new awnings** on a property located at 276 Greenwich Avenue in the CGBR Zone. *Last reviewed at the 7/24/19 meeting at which members Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith were present.*

Decision Status: **Return electronically** (submit revisions via email:

manastasio@greenwichct.org or jpruitt@greenwichct.org)

Motion: Hein Second: Cohen Vote: 3-0 (Hein, Strazza, Cohen)

Applicant to provide plans that reflect the following:

- One continuous linear black awning along entire length of building, extending over both storefronts and both door ways.
- Address numbers to be white and centered above each storefront.
- “Lynnens” signage shown centered over storefront on updated mechanical plan.
- It is noted that the applicant provided a fabric swatch for review at the meeting.

2. **New Lebanon School, 25 Mead Avenue**; Application: **PLPZ201900333** for a Sign /Awning review **for two wall signs (freestanding sign previously approved)** on a property located at 25 MEAD AVENUE in the R-6 Zone. *Last reviewed at the 8/7/19 meeting at which members Hein, Boldt, Cohen, Contadino, Conte, Krueger, LoBalbo, Meniconi, Pugliese, Smith were present.*

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

Motion: Hein Second: Strazza Vote: 3-0 (Hein, Strazza, Cohen)

Applicant to provide plans that reflect the following:

- Specify a depth offset of proposed lettering in relation to placement on the building in order to reduce the spread of the lighting glow around letters.
- Lighting temperature to be 3000 K or less.

3. **Miller Partners, LLC, 468 West Putnam Avenue**; Application: **PLPZ201900349** for a Sign /Awning review **for replacement of existing freestanding sign** on a property located at 468 WEST PUTNAM AVENUE in the LB Zone.

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

Motion: Hein Second: Cohen Vote: 3-0 (Hein, Strazza, Cohen)

Applicant to provide plans that reflect the following:

- Height of letter “S” of “Service” to be no more than 9.75”, with other letters reduced accordingly.
- Lettering of “Alfa Romeo” to be increased by 1 or 1.5 point sizes.
- Updates to be reflected on new mechanical plans.

4. **Easy Street Properties, LLC, 2 Arch Street**; Application: **PLPZ201900361** for a Sign /Awning review **for two signs** on a property located at 2 ARCH STREET in the CGB Zone.

Decision Status: **Wall signage only approved as shown; freestanding sign proposals do not comply with Regulations.**

Motion: Hein Second: Strazza Vote: 3-0 (Hein, Strazza, Cohen)

Notes:

- Wall signage sample submitted – very dark grey reads as black. Okay as submitted.
- Freestanding sign requires confirmation of compliance with the Regulations or issuance of a variance prior to ARC review.

REGULAR MEETING:

II. Committee Business:

1. Review of Minutes from 8-7-19 meeting. For Item #6, 1205 East Putnam Avenue LLC: Include the recommendations that “the applicant consider moving the interior entrance to the rear (Neil Lane), or create an entrance one way /exit one way access in front to address better circulation for both vehicular and pedestrian traffic. Applicant to provide cross sections of adjacent buildings. Look into adding greenspace to address impact on neighbors in R-7 zone.” Motion by Hein, Seconded by LoBalbo, Vote: unanimous.

III. Exterior Alteration Applications:

1. **Bright Horizons Daycare, 75 Holly Hill Lane**; Application: **PLPZ201900174** for an Exterior Alteration review of **new playground and ramp for proposed new daycare and associated site work and landscaping** on a property located at 75 HOLLY HILL LANE in the GBO Zone. *Last reviewed at 5/8 meeting at which all members were present.*

Decision Status: **Return to a Meeting.**

Motion: Hein Second: Meniconi Vote: Unanimous (Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, Pugliese,)

Notes/recommendations:

- Upon return, provide members with copies of full scale plans for proper scale and legibility.
- Provide 3 or 4 longitudinal sections and 5 or 6 cross sections, or 3D rendering, to provide a clear representation of the proposal.
- Provide various site sections to show existing and proposed topography and soil depth/ depth to bedrock. ARC has concerns for the suitability of the soils to sustain the proposed plantings in close proximity to ledge.
- Site Sections should address the correct height of the proposed fence -- confirm the proposed height and if that complies with the Regulations.
- Provide alternatives for the proposed chain link fence.
- Soften the impact of the ramp.
- Reconfiguration of the proposed playground should be examined in order to open up the geometry and preserve existing trees. ARC recommended either separating or rearranging the individual sections of play areas or readjusting the parking spaces to reconfigure the play areas around the corner which would be more suitable for the use.
- Address the Screening/Planting requirements of Division 17 / Section 6-180 of the Regulations and how the proposal complies.
- Address any exterior changes that result from the new corridor.
- The discussion included a recommendation to add bollards for safety between parking lot and playground.

2. **400 E. Putnam Ave LLC, 400 East Putnam Ave.;** Application: **PLPZ201900286** for an Exterior Alteration review for **proposed landscaping (façade renovations previously approved)** on a property located at 400 EAST PUTNAM AVENUE, COS COB in the LB Zone. *Last reviewed at the 7/24/meeting at which members Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith were present.*

Decision Status: **Return electronically** (submit revisions via email: manastasio@greenwichct.org)

Motion: Hein Second: Strazza Vote: Unanimous (Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, Pugliese,)

Applicant to provide plans that reflect the following:

- Replace the gravel bed with lawn.
- Replace boxwood with ilex crenata.
- Extend planting strip to the rear of the property, to be planted with vinca or some other green groundcover.
- Replace the two proposed arborvitae with two skip laurels and add ferns.
- Submit sample of plastic fencing.

3. **160 Hamilton LLC, 160 Hamilton Avenue**; Application: **PLPZ201900341** for an Exterior Alteration review **to renovate glass storefronts, add lighting, replace and add windows, partial reroof, update parapets, change color of stucco and consolidate electrical** on a property located at 160 HAMILTON AVENUE in the LBR-2 Zone.

Decision Status: **Return electronically** (submit revisions via email: manastasio@greenwichct.org); **Return for signage.**

Motion: Hein Second: LoBalbo Vote: Unanimous (Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, Pugliese,)

Applicant to provide plans that reflect the following:

- Applicant agreed to amend front façade to include transom detail along top of glass storefront.
- The four windows on the front façade will be updated to be divided light (4 or 6) over single instead of one over one.
- Provide sections, specs and any necessary screening for mechanicals.
- Match any replacement brick to existing.
- Modify the residential door design and associated lighting to be more residential.
- Goosenecks at Express Pizza to be reduced in diameter.
- Return for proposed signage.
- Applicant provided roof samples for review -- attempt to go with standing seam roof or can submit asphalt samples for review.

4. **Brunswick School Tunnel and Baseball Fields, 1275 King Street**; Application: **PLPZ201900372** for an Exterior Alteration review **for new bollards and lighting associated with previously approved walls and tunnel** on a property located at 1275 KING STREET in the RA-4 Zone.

Decision Status: **Return to a Meeting.**

Motion: Hein Second: Strazza Vote: Unanimous (Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, Pugliese)

Applicant to provide plans to address the following:

- Provide details and section to accurately portray the finished height of the wall and the bollards on top of the wall.
- Submit full scale photometric plans with legible writing.
- ARC recommended incorporating lighting into the wall instead of the bollards.

5. **Kevin & Jelena Brown, 25 Edgewood Avenue**; Application: **PLPZ201900304** for an Exterior Alteration review **to replace four doors, replace 19 of the existing 24 double hung windows in kind, replace 2 of the double hung windows will be with casement windows and remove 3 existing windows and replace with siding**, on a property located at 25 EDGEWOOD AVENUE in the R-6 Zone.

Decision Status: **Return to a Meeting.**

Motion: Hein Second: Strazza Vote: Unanimous (Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, Pugliese)

Applicant to provide plans to address the following:

- Applicant should use the exterior alteration application checklist as a guideline for a comprehensive submittal.
- Provide comprehensive elevation plans and photos showing all existing, proposed and recent exterior changes – including all recent changes to windows, doors and railings.
- Provide development plans for any site changes including new additions, mechanicals, landscaping, fencing, etc... Mechanicals must be screened.
- Provide clear annotation on plan and photos so that it is clear what was existing and what is new.
- Provide specs and details of existing and proposed roofing material.
- Changes should be consistent with the neighborhood and provide the same level of detail as the original building.

6. **Indian Harbor House Owners' Corporation, 630-636 Steamboat Road**; Application: **PLPZ201900328** for an Exterior Alteration review **for replacement of existing fabric on metal breezeway structures** on a property located at 630 STEAMBOAT ROAD in the R-MF Zone.

Decision Status: **Return electronically** (submit revisions via email: manastasio@greenwichct.org)

Motion: Hein Second: LoBalbo Vote: Unanimous (Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, Pugliese)

Applicant to provide plans that reflect the following:

- Change color to charcoal with address numbers in either silver or white.
- Switch out font to one that is more sophisticated / tasteful such as serif in bold.

7. **Horseneck Mews Condo Association, 49 Indian Harbor Drive**; Application: **PLPZ201900358** for an Exterior Alteration review **for renovations to decking and railings across multiple units** on a property located at 49 INDIAN HARBOR DRIVE, in the R-6 Zone.

Decision Status: **Does not return.**

Motion: Hein Second: Meniconi Vote: Unanimous (Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, Pugliese)

Applicant to provide plans that reflect the following:

- Applicant provided samples for railing and decking material. They will keep colors the same as existing but will use new material. ARC recommends using lighter color material for Buildings 5 and 6.

8. **Hoagland's, 175 Greenwich Avenue**; Application PLPZ201900389 for an Exterior Alteration review for updates to previously approved storefront alterations on a property location at 175 Greenwich Avenue in the CGBR zone

Decision Status: **Return electronically** (submit revisions via email: manastasio@greenwichct.org)

Motion: Hein Second: Cohen Vote: Unanimous (Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, Pugliese,)

Applicant to provide plans that reflect the following:

- Submit plans showing sign boards to be proportionate with the new lettering and with the striped awning– perhaps eliminate the crown molding around sign boards to simplify the proposal. Provide mechanical drawings of all new signage.

Regular Meeting (cont'd):

2. Any other Business. Staff person Marisa Anastasio gave updates on the following items:
 - i. former ARC member James Doyle has been invited to the next meeting to be presented with a token of appreciation;
 - ii. the 2020 Meeting schedule will be discussed at the next meeting, and members can decide if they want to schedule separate sign meetings again;
 - iii. members can register for an upcoming Land Use Academy training if interested.

