

1. 7:00 P.M. 9-12-18 ARC Regular Meeting Agenda

Documents:

[09-12-18 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. 9-12-18 ARC Regular Meeting, Action Agenda

Documents:

[09-12-18 ARC REGULAR MEETING, ACTION AGENDA.PDF](#)

- 2.I. 9-12-18 Regular Meeting Action Agenda Revised

Documents:

[09-12-18 ARC REGULAR MEETING, ACTION AGENDA REVISED.PDF](#)

## **ARCHITECTURAL REVIEW COMMITTEE**

**Wednesday, September 12<sup>th</sup>, 2018**

### **FINAL AGENDA**

Town Hall Meeting Room, 1<sup>st</sup> Floor

Town Hall, 101 Field Point Road, Greenwich

**Regular Meeting 7:00 PM**

1. **Putnam 600 Acquisition LLC 581-585 West Putnam Avenue;** Application: PLPZ2018 00016 for an Exterior Alteration **to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished)** on property located at 585 WEST PUTNAM AVENUE GREENWICH, CT 06831 and 581 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the GBO Zone.
2. **500 West Putnam Avenue;** Application PLPZ2017 00561 for an Exterior Alteration Exterior to **construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone.
3. **Waterfall Hollow, LLC, 200 Pemberwick Drive / 0 Comly Avenue;** Application PLPZ 201800153 for an Exterior Alteration review **for construction of a new building and addition to existing mixed use building** on a properties located at 200 Pemberwick Drive and 0 Comly Avenue, GREENWICH in the GBO and LB zones.
4. **303 Hamilton Avenue, Multi-Family development;** Application: PLPZ201800370 for an Exterior Alteration review to **demolish the existing 3-family home and detached garage and redevelop the land with three (3) buildings with a total of fifteen (15) living units** on a property located at 303 HAMILTON AVENUE in the R-6 Zone.

5. **Brunswick School**; Applications: PLPZ201800377 and PLPZ201800378 for an Exterior Alteration review **to install track and athletic field, tunnel crossing at King Street, two baseball fields, dugouts, and associated landscaping** on a property located at 1252 King Street and 100 Cliffdale Road in the RA-4 Zone.
6. **CVS, 225 Sound Beach Avenue**; Application: PLPZ 201800234 for an Exterior Alteration review for **installation of two new parking lot lights with solar panels** on a property located at 225 Sound Beach Avenue in the LBR-2 zone.
7. **1 Sound Shore Drive**; Application: PLPZ201800337 for an Exterior Alteration review **to replace entire roof deck pavers with new, new putting green on roof deck, new front walkway & landing, and augment existing landscape plantings** on a property located at 1 SOUND SHORE DRIVE in the GBO Zone.
8. **105 Prospect Street**; Application: PLPZ201700509 for an Exterior Alteration review **to add vestibule, redo roof, add deck in back, redo landscaping, pave driveway, and replace back fire stairs** on a property located at 105 PROSPECT STREET in the GB Zone. ***Please note a P+Z Site Plan application is required for the proposed change of use.***
9. **Gramercy**; Application: PLPZ201800385 for an Exterior Alteration review for **new exterior front entry facing parking lot, replace old front entry doors facing Dayton Avenue, install new generator** on a property located at 8 DAYTON AVENUE in the CGB Zone.
10. **5 Riverside Lane**; Application: PLPZ201800388 for an Exterior Alteration review for **new exterior facade, new landscaping** on a property located at 5 RIVERSIDE LANE RIVERSIDE in the LBR-2 Zone.

**NOTE:**

**AT THE MEETING:**

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they will not be allowed to attend the regular ARC meeting as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alteration applications, applicants are required to **bring eight (8) sets of all previously submitted plans to the meeting**. These should be brought as pre-assembled packets for the Committee members. Exterior Alteration plans must be full size and scalable; reductions will not be reviewed. **If these plans are not brought to the meeting, YOU WILL NOT BE HEARD**, and must wait until a subsequent ARC meeting. The applicant should also bring all color samples and materials to the meeting.

## **ARCHITECTURAL REVIEW COMMITTEE**

**Wednesday, September 12<sup>th</sup>, 2018**

### **ACTION AGENDA**

Town Hall Meeting Room, 1<sup>st</sup> Floor

Town Hall, 101 Field Point Road, Greenwich

**Regular Meeting 7:00 PM**

ARC Members present: Richard Hein, Chairman; Mark Strazza, Co-Vice-Chairman;  
James Doyle, Co-Vice-Chairman; Louis Contadino; Paul Pugliese; Heidi Brake-Smith  
ARC Staff present: Marisa Anastasio, Senior Planner

1. **Putnam 600 Acquisition LLC 581-585 West Putnam Avenue**; Application: PLPZ2018 00016 for an Exterior Alteration **to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished)** on property located at 585 WEST PUTNAM AVENUE GREENWICH, CT 06831 and 581 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the GBO Zone.

DECISION STATUS: **Return to meeting**

(Motion: Doyle Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Improve articulation of market building towers and façade / ground the corner.
- Provide renderings of north and west elevations.
- Correct key plans.
- Provide the reasoning for ledge removal, since ARC recommended embracing ledge.
- Submit landscape samples i.e. “scored concrete” sample.
- Review pedestrian circulation along West Putnam Avenue.
- Provide details on the various entries of the commercial / retail spaces and how that effects pedestrian flow.
- Provide details to reduce lighting impact from parking on residential and community areas. Show heights of garage areas, parapet, and residential areas.
- Submit section through “bridge” between market and residential buildings.
- Submit Site Sections.
- Member of public, David Fein, did not raise objections, but requested to view the plans.

2. **500 West Putnam Avenue;** Application PLPZ2017 00561 for an Exterior Alteration Exterior to **construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone.

DECISION STATUS: **Return to meeting**

(Motion: Strazza Second: Doyle)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- ARC notes their enthusiasm for the revised design, and feel the structure is sophisticated and simple. They do note that the building appears bland and therefore articulation should be provided to address mass / residential character / lobby / definition of entry / dialogue with proposed building across the street.
- All four elevations need to be rendered.
- Site Sections — both directions — how will residential units be placed aka what will be view out of window?
- Provide details of separation between parking and residential with consideration of impact of lighting.
- Provide details on green roof.
- Provide more green areas in parking lot.
- Member of public, David Fein, did not raise objections, but requested to view the plans.

**3. Waterfall Hollow, LLC, 200 Pemberwick Drive / 0 Comly Avenue;**

Application PLPZ 201800153 for an Exterior Alteration review **for construction of a new building and addition to existing mixed use building** on properties located at 200 Pemberwick Drive and 0 Comly Avenue, GREENWICH in the GBO and LB zones.

**DECISION STATUS: ARC supports applicant proceeding to P+Z, Return to ARC with additional details**

(Motion: Doyle Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Applicant noted updates to plans including greening of the fire lane, elimination of proposed squash courts at North Mill building, proposed tenants to be daycare and fitness, oko finish proposed at north mill building with possible green screen, new pathway incorporated with existing bridge and fob entry gates added along path, reworking of existing retaining wall, and proposed public outlooks.
- The mill building on the corner / South mill building should be reviewed for possible updates to its landscaping / architecture in order to provide a more cohesive overall project.
- Address the character of neighborhood in terms of existing brick buildings.
- New building at Comly: provide dimension of proposed setbacks of new building and compare that with setbacks of deli. Can greater setback be achieved?
- Incorporate existing bridge into campus more successfully.
- Renderings of North Mill building show greenery/plantings – confirm that this reflects actual as-built condition, i.e. utilize built-in planters, etc.
- Submit copies of renderings that were presented at meeting.
- Provide the final finish for cedar-- “Natural” can mean black for some and silver for others.
- Metal Screening – provide more details.
- Consider softening edge between conservation easement and fire lane (any proposed changes to conservation easement requires review by Conservation Commission, RTM and P+Z)
- Tree survey must be updated to show quantities of trees.
- Need full scale landscape drawings.

4. **303 Hamilton Avenue, Multi-Family development**; Application: PLPZ201800370 for an Exterior Alteration review to **demolish the existing 3-family home and detached garage and redevelop the land with three (3) buildings with a total of fifteen (15) living units** on a property located at 303 HAMILTON AVENUE in the R-6 Zone.

DECISION STATUS: **Does not return to ARC meeting**

(Motion: Contadino Second: Pugliese)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Consider adding gables to front porches
- Add window or vent to gabled roof

5. **Brunswick School**; Applications: PLPZ201800377 and PLPZ201800378 for an Exterior Alteration review **to install track and athletic field, tunnel crossing at King Street, two baseball fields, dugouts, and associated landscaping** on a property located at 1252 King Street and 100 Cliffdale Road in the RA-4 Zone.

DECISION STATUS: **Does not return to ARC meeting**

(Motion: Doyle Second: Pugliese)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Regarding the double retaining walls proposed for tunnel: attempt to undulate this wall to make the geometry less rigid.
- Proposed fence and planting behind stonewall: update the proposed fence/gate to stylistically mimic the existing gate at the driveway entrance. Confirm plantings will not interfere with line of sight at driveway edge. Minimize the amount of plantings and/or simplify to match open field / pastoral to appear less contrived.
- Dugouts: — will match the west side dugouts which are being removed, color will be “Brunswick brown” / “Bedford brown”.



6. **CVS, 225 Sound Beach Avenue;** Application: PLPZ 201800234 for an Exterior Alteration review for **installation of two new parking lot lights with solar panels** on a property located at 225 Sound Beach Avenue in the LBR-2 zone.

**POSTPONED**

7. **1 Sound Shore Drive;** Application: PLPZ201800337 for an Exterior Alteration review **to replace entire roof deck pavers with new, new putting green on roof deck, new front walkway & landing, and augment existing landscape plantings** on a property located at 1 SOUND SHORE DRIVE in the GBO Zone.

DECISION STATUS: **Does not return to ARC meeting**

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Provide screening / landscaping / tall trees at north parking lot to screen the building, in addition to the other areas proposed to be planted.

8. **105 Prospect Street;** Application: PLPZ201700509 for an Exterior Alteration review **to add vestibule, redo roof, add deck in back, redo landscaping, pave driveway, and replace back fire stairs** on a property located at 105 PROSPECT STREET in the GB Zone. ***Please note a P+Z Site Plan application is required for the proposed change of use.***

DECISION STATUS: **Does not return to ARC meeting**

(Motion: Doyle Second: Smith)

Voting in favor: Hein, Strazza, Doyle, Pugliese, Brake-Smith (Contadino recused)

Notes/recommendations/additional information to be submitted:

- Landscaping can be simplified by eliminating plantings along walkway
- There was discussion regarding the style of architecture but the consensus was that the proposed changes were acceptable.
- Confirm that the proposed decking material will be appropriately preserved to maintain its finish.

9. **Gramercy**; Application: PLPZ201800385 for an Exterior Alteration review for **new exterior front entry facing parking lot, replace old front entry doors facing Dayton Avenue, install new generator** on a property located at 8 DAYTON AVENUE in the CGB Zone.

DECISION STATUS: **Return to meeting for generator, awning, canopy. Return electronically for façade work.**

(Motion: Strazza Second: Doyle)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Brick profile around door: applicant proposed a curved brick. ARC recommends using square brick to complement the existing angular lines of building.
- Submit sample of brick so that it matches existing.
- Revise elevations to make it look like brick as proposed (looks like limestone on drawings).
- Screen on roof – submit dimensions of HVAC units and generator, screening height and line of sight from property line.
- Applicant must return for review of awning / canopy.

10. **5 Riverside Lane**; Application: PLPZ201800388 for an Exterior Alteration review for **new exterior facade, new landscaping** on a property located at 5 RIVERSIDE LANE RIVERSIDE in the LBR-2 Zone.

DECISION STATUS: **Return to meeting for landscaping/signage/lighting, applicant can proceed with windows and facade**

(Motion: Strazza Second: Doyle)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Improve site with comprehensive landscaping plan – incorporate both lots.
- Consider angling parking and adding green area.
- Light needs to have “cut-off” so that sign and not façade is lit.

**ADJOURNED 11:57 PM**

## **ARCHITECTURAL REVIEW COMMITTEE**

**Wednesday, September 12<sup>th</sup>, 2018**

### **REVISED ACTION AGENDA**

Town Hall Meeting Room, 1<sup>st</sup> Floor

Town Hall, 101 Field Point Road, Greenwich

**Regular Meeting 7:00 PM**

**ARC Members present:** Richard Hein, Chairman; Mark Strazza, Co-Vice-Chairman; James Doyle, Co-Vice-Chairman; Louis Contadino; Paul Pugliese; Heidi Brake-Smith

**ARC Staff present:** Marisa Anastasio, Senior Planner

1. **Putnam 600 Acquisition LLC 581-585 West Putnam Avenue;** Application: PLPZ2018 00016 for an Exterior Alteration **to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished)** on property located at 585 WEST PUTNAM AVENUE GREENWICH, CT 06831 and 581 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the GBO Zone.

DECISION STATUS: **Return to meeting**

(Motion: Doyle Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Further articulate the facade of the Market Building visible from West Putnam, and the towers / “ground” the corner.
- Provide renderings of north and west elevations.
- Correct key plans.
- Provide the reasoning for ledge removal, since ARC recommended embracing ledge.
- Submit landscape samples i.e. “scored concrete” sample.
- Review pedestrian circulation along West Putnam Avenue.
- Provide details on the various entries of the commercial / retail spaces and how that effects pedestrian flow.
- Develop separation of Parking Structure and Residential areas. Provide details for reduction of lighting impact from parking on residential and community areas. Show heights of garage areas, parapet, and residential areas.
- Submit section through “bridge” between market and residential buildings.
- Submit Site Sections.
- Member of public, David Fein, did not raise objections, but requested to view the plans.

2. **500 West Putnam Avenue;** Application PLPZ2017 00561 for an Exterior Alteration Exterior to **construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone.

DECISION STATUS: **Return to meeting**

(Motion: Strazza Second: Doyle)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- ARC notes their enthusiasm for the revised design, and feel the structure is sophisticated and simple. They do note that the building appears bland and therefore articulation should be provided to address mass / residential character / lobby / definition of entry / dialogue with proposed building across the street.
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**DECISION STATUS: ARC supports applicant proceeding to P+Z, Return to ARC with additional details**

(Motion: Doyle Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Applicant noted updates to plans including greening of the fire lane, elimination of proposed squash courts at North Mill building, proposed tenants to be daycare and fitness, oko finish proposed at north mill building with possible green screen, new pathway incorporated with existing bridge and fob entry gates added along path, reworking of existing retaining wall, and proposed public outlooks.
- ARC requests site/landscape/architecture design, including facades, of all existing buildings including “corner/south Mill” building in order to elevate design of entire Campus.
- The mill building on the corner / South mill building should be reviewed for possible updates to its landscaping / architecture in order to provide a more cohesive overall project.
- Address the character of neighborhood in terms of existing brick buildings.
- New building at Comly: provide dimension of proposed setbacks of new building and compare that with setbacks of deli. Can greater setback be achieved?
- Incorporate existing bridge into campus more successfully.
- Renderings of North Mill building show greenery/plantings – confirm that this reflects actual as-built condition, i.e. utilize built-in planters, etc.
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DECISION STATUS: **Does not return to ARC meeting**

(Motion: Contadino Second: Pugliese)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Consider adding gables to front porches
- Add window or vent to gabled roof

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Notes/recommendations/additional information to be submitted:

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- Dugouts: — will match the west side dugouts which are being removed, color will be “Brunswick brown” / Cordovan Brown” by Behr

6. **CVS, 225 Sound Beach Avenue;** Application: PLPZ 201800234 for an Exterior Alteration review for **installation of two new parking lot lights with solar panels** on a property located at 225 Sound Beach Avenue in the LBR-2 zone.

**POSTPONED**

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(Motion: Hein Second: Strazza)

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DECISION STATUS: **Return to meeting for generator, awning, canopy. Return electronically for façade work.**

(Motion: Strazza Second: Doyle)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

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DECISION STATUS: **Return to meeting for landscaping/signage/lighting, applicant can proceed with windows and facade**

(Motion: Strazza Second: Doyle)

Voting in favor: Hein, Strazza, Doyle, Contadino, Pugliese, Brake-Smith

Notes/recommendations/additional information to be submitted:

- Improve site with comprehensive landscaping plan – incorporate both lots.
- Consider angling parking and adding green area.
- Light needs to have “cut-off” so that sign and not façade is lit.

Architectural Review Committee  
September 12<sup>th</sup> 2018  
Regular Meeting, Action Agenda revised

**ADJOURNED 11:57 PM**