

## 1. Meeting Materials

### Documents:

SEPTEMBER 14, 2016 ARCHITECTURAL REVIEW COMMITTEE ACTION  
AGENDA -REVISED.PDF  
SEPTEMBER 14, 2016 ARCHITECTURAL REVIEW COMMITTEE FINAL  
AGENDA.PDF

7:00 PM – 11:45 PM

# ARCHITECTURAL REVIEW COMMITTEE

Wednesday, September 14, 2016

**Action Agenda - revised**

**Town Hall Meeting Room**

**Greenwich Town Hall**

**First Floor**

101 Field Point Road, Greenwich, CT

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**ARC MEMBERS PRESENT: Richard Hein (chair), Louis Contadino, John Conte, Katherine LoBalbo, and Heidi Smith.**

**STAFF MEMBER PRESENT: Cindy Tyminski.**

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## 1. Greenwich Country Day School

Application PLPZ2016 000341 for Exterior Alteration review for the reconstruction of portions of the middle school, including renovations to Warner House, landscaping and lighting on a property located at 401 OLD CHURCH ROAD, GREENWICH in the RA-1 Zone. Proposed use:

institutional Existing Use: institutional

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- **Returned from previous meeting.**
  - **Painted PVC canopy**
  - **More defined entrance doors on fields “town green” facing facades**
  - **Protection of trees.**
  - **Added granite benches to the seating area.**

**Modifications:**

- **Addressed all issues**
- **Planting: approved.**
- **Lighting: approved; finish sample submitted to match underside of porch**

## 2. Cadillac of Greenwich

Application PLPZ2016 000380 for Exterior Alteration review removal of two columns on the entrance canopy on a property located at 144 RAILROAD AVENUE, GREENWICH in the GB Zone. Proposed use: automotive  
Existing Use: automotive

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- Removing two columns from previous approval.
- Making the edges softer and rounded.

## 3. Barbara Harris Water Jewels

Application PLPZ2016 00444 for Exterior Alteration review for new door, soffit lights, frosting on windows, new paint color on part of the façade to a property located at 344 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- Soft Gray with white trim panel on fascia.
- Use a stainless door.
- 2 ½" band of frosting.

**Modifications:**

- No panel on fascia; this has been denied.
- Door: approved
- Frosting: approved
- Painting façade of entire building gray: approved.
- Return with a sign package.

#### 4. 12 Havemeyer Place Co., LLC

Application PLPZ2016 000395 for Exterior Alteration review **to replace windows throughout the buildings** a property located at 52 ARCH STREET, Unit:60 GREENWICH, CT in the CGB Zone. Proposed use:

Existing Use:

**DECISION STATUS: RETURN, meeting**

**Issues:**

- Drawings need further detailing and wall and building sections, provided at no less than 1/8" Scale, provide full size scalable sets.
- Provide a detailed wall sections and building section through the curtain wall façade and details. Confirm
- Provide Landscape Planting and Paving Plan: address treatment of entrance and possibility to recapture some green space; possible green strip.
- What happens where door was?
- Context Images/photomontage of adjacent buildings from across the street and elevation of buildings on either side. Need to understand the streetscape.
- Work to make rendering more consistent with the materials presented.
- Confirm with manufacturer the ability to produce the acute angled glass presented.
- Provide materials list.

#### 5. Sacred Heart Convent Rectory and School

Application 2016 000418 for Exterior Alteration review **to add solar panels** on a property located at 40 GOLD STREET, BYRAM in the R-6 Zone.

Proposed use: institutional Existing Use: institutional

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- Applicant submitted photographs exhibiting the limited visibility of panels from surrounding homes and no visibility from street due to roof parapet

## 6. Pajor Residence

Application PLPZ2016 000435 for Exterior Alteration review **to install (4) outdoor tennis CRT lights and footings** on a property located at 710 NORTH STREET, GREENWICH in the RA-4 Zone. Proposed use: residential Existing Use: residential

**DECISION STATUS: RETURN, meeting**

### Issues:

- Need to have survey with lumen plan on it.
- It appears from what was submitted that the plan may not be compliant with Division 14 Sec 6-153 (a); lighting must be limited to (0.1) foot candles at any point along the property line.
- No neighbors spoke.

## 7. Ultimate Professional Grounds Management

Application PLPZ2016 00277 for Sign Review and PLPZ201600278 for Exterior Alteration review and **new free standing sign and modifications to the exterior including new plantings** on a property located at 288 VALLEY ROAD COS COB Unit:279 GREENWICH, CT in the LBR-1 Zone. Proposed use: nursery Existing Use: nursery

**DECISION STATUS: RETURN, meeting**

### Proposed:

- Remove Hemlocks and replace with Little Leaf Lindens.
- Directional sign on wall to show where he parking is.
- Painting building white.

### Issues:

- Landscape Plan must identify quantity, sizes, scale and arrangement of all plants. Planting areas as presented are too generalized.
- Replacing existing fence is a strongly recommended streetscape improvement.
- Provide rectilinear, not rounded, shutters for rectangular windows.
- Colors: Approved
- Paint Specification: Provide specification of brick paint.
- Consider a large band of turf at street.
- Consider some planters at front of building.

- Signage needs to be to scale, overall dimensions need to be provided and location(s) of all signs should be clearly marked on a plan.
- Sign graphics are inconsistent as presented; sign drawings and rendering of sign on building is different, make consistent. The stacked plan with 5 lines is very busy.
- Entry wall: Directional Sign. Remove the logo and name from directional sign.

## 8. Nobel Nails

Application PLPZ2016 000424 for Exterior Alteration review to remove vinyl siding and replace with stucco and repair front entrance and porch

on a property located at 2 RELAY PLACE, COS COB in the LBR-2 Zone.

Proposed use: nail salon Existing Use: nail salon NOTE: *This is in a CAM/flood zone.*

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- Replace stucco with Hardie board.
- Azek corner board
- New parapet and footing for deck wall.
- Color: painted river reflections (warm gray) with lighter trim.
- Charcoal grey standing seam roof.
- Increase height of wall.

**Modifications:**

- Remove oddball existing window. Leave (2) windows for bathrooms and (2) larger windows at ends.

## 9. Chicken Joe's

Application PLPZ2016 000425 for Exterior Alteration review **to change rooftop screening** on a property located at 235 EAST PUTNAM AVENUE, COS COB in the LBR-2 Zone. Proposed use: nail salon Existing Use: nail salon *NOTE: This is in a CAM and flood zone.*

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- **Replace roof top fence with fence.**

**Modifications:**

- **Fence screening needs to have a matte finish.**
- **Simplify post caps.**

## 10. Beame & Barre, Dirt Floral Shop, Residential units

Application PLPZ2016 000426 for Exterior Alteration review **to install new canopy roof at entrance and add landscaping** on a property located 241 EAST PUTNAM AVENUE, COS COB in the LBR-2 Zone. Proposed use: nail salon Existing Use: nail salon *NOTE: This is in a CAM and flood zone.*

**DECISION STATUS: APPROVED AS NOTED, electronic review**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- **Add a portico that continues out to the Post Road.**
- **Paint the brick gray.**

**Modifications:**

- **Provide more traditional bases for pillars.**
- **Review the lintel above the columns; too heavy as presented**
- **Introduce the detailing from the East Putman Building facade to the porch extension.**
- **More information needed about the handicapped ramp.**
- **Painting of brick: Denied.**
- **Painting of trim: approved (gray).**

## 11. Mead's Landing Condo Association

Application PLPZ2016 00422 for Sign Review for Exterior Alteration review and **to add ten bollard lights** on a property located at 78 RIVER ROAD GREENWICH, CT in the R-C7 Zone. Proposed use: residential Existing Use: residential

**DECISION STATUS: RETURN**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- **Bollards**

**Modifications:**

- **Use a colonial style light fixture; consider a coach lamp style. Bollards requested at 32" or less.**
- **Provide lumen plan.**
- **Use a warmer color (Kelvin) of lamping 2800-3500 range.**
- **Consider a less modern finish other than black, possibly bronze.**

## 12. New Lebanon School

Application PLPZ2016 00445 for Exterior Alteration review for a **new school building with associated landscaping and lighting** on a property located at 25 MEAD AVENUE, GREENWICH in the R-6 Zone. Proposed use: school Existing Use: school

**DECISION STATUS: APPROVED AS NOTED, return with CDs**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- **Returned from 6/8/2016 meeting:**
- **Removed covered bridges and add a canopy.**

**Modifications:**

- **Committee expressed support and preference for option #1 of the rear elevation; elevation submitted on Sheet A3.01 North; not approved and finalized elevation will be resubmitted.**
- **Framework with fence with more elegant finish. Do not use round pipe.; review finish and rail shapes.**

- **Modify entrance to playground to widen possibly provide two doorways and relocate entrance away from bus drop off possibly closer to the bridges.**
- **Lighting: Bollards 32". LED, make warmer at 3500K to match building. Match interior light glow from the interior of building.**
- **Return electronically with landscape plan showing improved access to playgrounds; pull bus entrance back.**
- **RETURN with CDs.**

### 13. Saks Fifth Avenue - Women's Shoes

Application PLPZ2016 0008 for Exterior Alteration review **to paint the building off-white** on a property located at 20 EAST ELM, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

**DECISION STATUS: RETURN**

The Committee present agreed that there is no supportive consensus and the paint samples on site are confusing at best.

(Hein (chairman), Contadino, Conte, Smith, LoBalbo).

**Modifications:**

- **Clarify which mock-up sample provided is final proposed.**

### 14. 777 North Street

Application PLPZ2016 00439 for Exterior Alteration review and **to modify the exterior of a commercial building in a residential zone** on a property located at 777 NORTH STREET, GREENWICH in the RA-4 Zone. Proposed use: office Existing Use: office *Note: This is for work that has already been completed without permits or approvals.*

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

- **Add planters to soften trash enclosure. Possibly add a tree on the perimeter to soften the view to the site.**
- **Increase the landscaping and bring continuity with adjacent establishments; add 3 white birches to south edge of property to soften view of enclosed stair tower. Add planter in front of enclosed stair.**
- **Return with an application for the remediation of the sign.**
- **Sign with Initials "MA" on building; façade signs are prohibited in residential zones. Division 16 Sec. 6-163 (d)**

- **Approve: Paint color and lighting.**
- **Remove the monument sign.**

#### **15. 500 West Putnam Avenue**

Application PLPZ2016 00421 for Exterior Alteration review and **to propose a new entrance canopy** on a property located at 500 WEST PUTNAM

AVENUE, GREENWICH in the GBO Zone. Proposed use: office Existing

Use: Office (no change of use)

**DECISION STATUS: RETURN, meeting**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**Proposed:**

- **Recladding of the existing commercial office building**

**Modifications:**

- **Materials: approved, provide material list.**
- **The parking lot circulation and entrance and exit from Putnam Avenue should be addressed as it is currently discouraging and not user friendly; applicant noted this is in review with a traffic consultant.**
- **Lighting was not presented.**
- **Applicant should review canopy; possibly re-shaping or thickening profile.**
- **Review and possibly modify the grate cladding pattern.**

### **COMMITTEE BUSINESS**

#### **1. APPROVAL OF JULY 2016 ACTION AGENDA**

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

10:00 AM - noon

**ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE**

**Action Agenda**

*As heard on*

**Monday, September 12, 2016**

**CONE ROOM**

**10:30 AM**

**Greenwich Town Hall**

**Second Floor**

101 Field Point Road, Greenwich, CT

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ARC MEMBERS PRESENT: Paul Pugliese (chair), Richard Hein, Heidi Smith, and Mark Strazza.

STAFF MEMBER PRESENT: Cindy Tyminski

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**DECISION STATUS (9/14/2016): APPROVED AS SUBMITTED**

**Voting to APPROVE the recommendations of the Sign Sub-committee:**

Voting to approve: Hein (chairman), Contadino, Conte, Smith, LoBalbo.

**1. The Nantucket Project**

Application PLPZ2016 00391 for Sign and Awning review for a new

freestanding sign on a property located at 115 MASON STREET,

GREENWICH in the CGB Zone. Proposed use: office Existing use: office

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Hein, Cohen and Contadino.

**Proposed:**

- **Post is existing.**
- **No new Landscaping.**
- **Clearance under sign is 37".**

**Modification:**

- **No glare is allowed from light fixture. Must submit a light fixture cut sheet prior to sign off.**

## 2. New England Land Company

Application PLPZ201600419 for Sign and Awning review for a new facade sign on a property located at 135 EAST PUTNAM AVENUE, GREENWICH, in the CGBR Zone. Proposed use: real estate office Existing use: real estate office (existing)

**DECISION STATUS: RETURN, meeting**

**Proposed:**

- **Two different fonts, 2 businesses, 3 lines, 3 point sizes.**

**Issues:**

- **Need to simplify; too cluttered.**
- **Remove "Real Estate".**

## 3. Naturepedic Organic Mattress Gallery

Application PLPZ201600430 for Sign and Awning review for a new facade sign on a property located at 79 EAST PUTNAM AVENUE, GREENWICH, in the CGBR Zone. Proposed use: retail Existing use: retail

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Hein, Cohen and Contadino.

**Proposed:**

- **Post is existing.**
- **No new Landscaping.**
- **Clearance under sign is 37".**

**Modification:**

- **No glare is allowed from light fixture. Must submit a light fixture cut sheet.**

#### 4. T&S Jewelry

Application PLPZ201600431 for Sign and Awning review for a new facade sign on a property located at 227 MILL STREET, Unit: 229 GREENWICH, in the LBR-2 Zone. Proposed use: retail Existing use: retail

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Hein, Cohen and Contadino.

**Modification:**

- **Reduce size of ampersand and use a different font.**
- **Use a light gray; not white.**
- **Move T closer to the ampersand.**
- **Use matt letters instead of gloss.**
- **Black plane with white o top.**

#### 5. Borough Six Gallery

Application PLPZ201600436 for Sign and Awning review for a new facade sign on a property located at 230 MILL STREET, BYRAM, in the LBR-2 Zone. Proposed use: personal service (Tattoo) Existing use: personal service

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting to approve: Hein, Cohen and Contadino.

#### 6. The Waxing Spot Greenwich

Application PLPZ2016 00383 for Sign and Awning review **for new façade sign** on a property located at 203 EAST PUTNAM AVENUE, COS COB in the LBR-2 Zone. Proposed use: school Existing use: school (Niagara Bank).

*Note: Administrative site plan approved with conditions for change of use.*

**DECISION STATUS: APPROVED AS NOTED, electronic return**

Voting to approve: Hein, Cohen and Contadino.

**Modification:**

- **Medium gray with white letters.**
- **Make smaller and still float sign in the panel.**
- **Need a color swatch.**
- **Use a light gray; not white.**

## 7. J&S Cleaners

Application PLPZ201600451 for Sign and Awning review **for a new facade sign** on a property located at 254 SOUND BEACH AVENUE, OLD GREENWICH, in the LBR-2 Zone. Proposed use: retail cleaners Existing use: retail cleaners *Note: Subject to ZEO for approval of this use as retail.*

**DECISION STATUS: APPROVED AS NOTED, electronic return**

Voting to approve: Hein, Cohen and Contadino.

**Modification:**

- **Use a different serified font that is more elegant.**
- **Square off panel.**
- **Need a color swatch.**
- **Use gold and not white.**
- **Check on awning.**

## 8. Salon 469

Application PLPZ201600452 for Sign and Awning review **for a new facade sign** on a property located at 469 WEST PUTNAM AVENUE, Unit: 475 GREENWICH, in the LBR-2 Zone. Proposed use: Existing use: wine store

*Note: This received administrative site plan approval for change of use.*

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting to approve: Hein, Cohen and Contadino.

**9. Duck Pond Hill Property – Greenwich Land Trust**

Application PLPZ201600455 for Sign and Awning review for a new free standing sign on a property located at 0 BURNING TREE ROAD, GREENWICH in the RA-2 Zone. Proposed use: reserve land Existing use: reserve land

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting to approve: Hein (chairman), Contadino, Cohen.

**10. Allen Property – Greenwich Land Trust**

Application PLPZ201600456 for Sign and Awning review for a new freestanding sign on a property located at 0 ROUND HILL ROAD GREENWICH in the Zone RA-2 Zone. Proposed use: reserve land Existing use: reserve land

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting to approve: Hein (chairman), Contadino, Cohen.

**11. Westfall Property – Greenwich Land Trust**

Application PLPZ201600458 for Sign and Awning review for a new facade sign on a property located at 0 NORTH STREET, GREENWICH, in the RA-4 Zone. Proposed use: reserve land Existing use: reserve land

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting to approve: Hein (chairman), Contadino, Cohen.

## 12. Black Rock Galleries

Application PLPZ201600113 for Sign and Awning review **for a new façade sign** on a property located at 179 HAMILTON AVENUE GREENWICH, in the LBR-2 Zone. Proposed use: retail Existing use: retail NOTE: *Applicant shall show all the signs including unapproved decals in the windows; these may not comply with the regulations.*

**DECISION STATUS: APPROVED AS NOTED, electronic return**

Voting to approve: Hein, Cohen and Contadino.

**Modification:**

- **This approval predicated on removing all the decals on the windows that have not been approved.**
- **Use a bronze light fixture.**
- **Lift light to the top of the cornice.**

## 13. BNY Mellon

Application PLPZ2015 00400 for Exterior Alteration review **for new façade and free standing sign** on a property located at 10 MASON STREET, GREENWICH in CGB zone. Proposed use: office Existing use: office

**DECISION STATUS: APPROVED AS NOTED**

Voting to approve: Hein, Cohen and Contadino.

**Modification:**

- **Free standing sign only the letters can illuminate. Need a new detail that shows that.**
- **Façade sign shall illuminate only; no illumination of the logo.**

## NOTICE TO APPLICANTS

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. **Please record all recommended revisions to your design** that are requested by the Architectural Review Committee during your public hearing.

If an application is **“approved as submitted”** and no revisions are required, **plans may be picked up** by the applicant at the Planning and Zoning Department. **These plans will not be available any sooner than 9:00 am on the Friday following the meeting.**

If an application requires revisions **the Committee may review subsequent revisions via email** in order to expedite the process for the applicant. The applicant will be told at the meeting if this option is available to them. These revisions can be emailed to: [ctyminski@greenwichct.org](mailto:ctyminski@greenwichct.org). The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant. This needs to be accomplished within the month after the meeting. All revisions that are delayed past this time will need to go back to a meeting.

**Once revisions are approved, three new final design plan sets must be submitted** that incorporate the required changes to the design. No Sign plans will be accepted that are smaller than 11" x 17" in size. Exterior Alternation plans must be full size and scalable. **Planning and Zoning Staff will stamp the revised and approved drawings on Fridays from 9:00 - 11:00 AM.** If you need to schedule an alternative time to have your revised drawings stamped, please contact staff at: [ctyminski@greenwichct.org](mailto:ctyminski@greenwichct.org).

Occasionally the Committee will request that subsequent revisions be reviewed at a future meeting. You will be scheduled for another meeting once revised plans are received by the Planning and Zoning department. Plans must be received at **by the deadline for that meeting date** to be scheduled for a particular meeting.

**To complete the permitting process**, the applicant must apply to the Zoning Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. No sign shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. Applicants are requested to contact the Building Division for building permit requirements. Please note that **any changes to approved plans** will require additional Architectural Review Committee review and must return to a meeting.

In addition, **submitting an application by the posted deadline date** does not guarantee a spot on the agenda. The agenda is filled on a first come basis.

# ARCHITECTURAL REVIEW COMMITTEE

Wednesday, September 14, 2016

## FINAL AGENDA

Town Hall Meeting Room

7:00 PM

Greenwich Town Hall

First Floor

101 Field Point Road, Greenwich, CT

### 1. Greenwich Country Day School

Application PLPZ2016 000341 for Exterior Alteration review for the reconstruction of portions of the middle school, including renovations to Warner House, landscaping and lighting on a property located at 401 OLD CHURCH ROAD, GREENWICH in the RA-1 Zone. Proposed use:

institutional Existing Use: institutional

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED
- Meeting
- Electronic resubmission
- Construction Documents

- |                                   |                                    |                                  |                          |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN      | <input type="checkbox"/> CONTE   | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

### 2. Cadillac of Greenwich

Application PLPZ2016 000380 for Exterior Alteration review to add two columns on the entrance canopy on a property located at 144 RAILROAD AVENUE, GREENWICH in the GB Zone. Proposed use: automotive

Existing Use: automotive

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED
- Meeting
- Electronic resubmission
- Construction Documents

- |                                   |                                    |                                  |                          |
|-----------------------------------|------------------------------------|----------------------------------|--------------------------|
| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN      | <input type="checkbox"/> CONTE   | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

### 3. Barbara Harris Water Jewels

Application PLPZ2016 00444 for Exterior Alteration review **for new door, soffit lights, frosting on windows, new paint color on part of the façade** to a property located at 344 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
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<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

### 4. 12 Havemeyer Place Co., LLC

Application PLPZ2016 000395 for Exterior Alteration review **to replace windows throughout the buildings** a property located at 52 ARCH STREET, Unit:60 GREENWICH, CT in the CGB Zone. Proposed use:

Existing Use:

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
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<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

## 5. Sacred Heart Church

Application 2016 000418 for Exterior Alteration review to add solar panels  
on a property located at 40 GOLD STREET, BYRAM in the R-6 Zone.

Proposed use: institutional Existing Use: institutional

**DECISION STATUS:**

- AS SUBMITTED     AS NOTED     RETURN     DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

## 6. Pajor Residence

Application PLPZ2016 000435 for Exterior Alteration review to install (4)  
outdoor tennis CRT lights and footings on a property located at 710

NORTH STREET, GREENWICH in the RA-4 Zone. Proposed use:

residential Existing Use: residential

**DECISION STATUS:**

- AS SUBMITTED     AS NOTED     RETURN     DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

## 7. Ultimate Professional Grounds Management

Application PLPZ2016 00277 for Sign Review and PLPZ201600278 for Exterior Alteration review and **new free standing sign and modifications to the exterior including new plantings** on a property located at 288 VALLEY ROAD COS COB Unit:279 GREENWICH, CT in the LBR-1 Zone. Proposed use: nursery Existing Use: nursery

**DECISION STATUS:**

- |                                       |                                   |  |                                 |
|---------------------------------------|-----------------------------------|--|---------------------------------|
| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN                  | <input type="checkbox"/> DENIED |
|                                       |                                   | <input type="checkbox"/> Meeting                 |                                 |
|                                       |                                   | <input type="checkbox"/> Electronic resubmission |                                 |
|                                       |                                   | <input type="checkbox"/> Construction Documents  |                                 |

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| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN      | <input type="checkbox"/> CONTE   | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

## 8. Nobel Nails

Application PLPZ2016 000424 for Exterior Alteration review **to remove vinyl siding and replace with stucco and repair front entrance and porch** on a property located at 2 RELAY PLACE, COS COB in the LBR-2 Zone. Proposed use: nail salon Existing Use: nail salon *NOTE: This is in a CAM/flood zone.*

**DECISION STATUS:**

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| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN                  | <input type="checkbox"/> DENIED |
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|                                       |                                   | <input type="checkbox"/> Construction Documents  |                                 |

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| <input type="checkbox"/> PUGLIESE | <input type="checkbox"/> HEIN      | <input type="checkbox"/> CONTE   | <input type="checkbox"/> |
| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

## 9. Chicken Joe's

Application PLPZ2016 000425 for Exterior Alteration review **to change rooftop screening** on a property located at 235 EAST PUTNAM AVENUE, COS COB in the LBR-2 Zone. Proposed use: nail salon Existing Use: nail salon *NOTE: This is in a CAM and flood zone.*

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

## 10. Beame & Barre, Dirt Floral Shop, Residential units

Application PLPZ2016 000426 for Exterior Alteration review **to install new canopy roof at entrance and add landscaping** on a property located 241 EAST PUTNAM AVENUE, COS COB in the LBR-2 Zone. Proposed use: nail salon Existing Use: nail salon *NOTE: This is in a CAM and flood zone.*

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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<input type="checkbox"/> PUGLIESE	<input type="checkbox"/> HEIN	<input type="checkbox"/> CONTE	<input type="checkbox"/>
<input type="checkbox"/> DOYLE	<input type="checkbox"/> STRAZZA	<input type="checkbox"/> SMITH	<input type="checkbox"/>
<input type="checkbox"/> COHEN	<input type="checkbox"/> CONTADINO	<input type="checkbox"/> LOBALBO	<input type="checkbox"/>

### 11. Mead's Landing Condo Association

Application PLPZ2016 00422 for Sign Review for Exterior Alteration review and **to add ten bollard lights** on a property located at 78 RIVER ROAD GREENWICH, CT in the R-C7 Zone. Proposed use: residential Existing Use: residential

**DECISION STATUS:**

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| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN                  | <input type="checkbox"/> DENIED |
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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

### 12. New Lebanon School

Application PLPZ2016 00445 for Exterior Alteration review for a **new school building with associated landscaping and lighting** on a property located at 25 MEAD AVENUE, GREENWICH in the R-6 Zone. Proposed use: school Existing Use: school

**DECISION STATUS:**

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| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN                  | <input type="checkbox"/> DENIED |
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| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**13. Saks Fifth Avenue - Women's Shoes**

Application PLPZ2016 0008 for Exterior Alteration review to paint the building off-white on a property located at 20 EAST ELM, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

**DECISION STATUS:**

- AS SUBMITTED     AS NOTED     RETURN     DENIED
- Meeting
  - Electronic resubmission
  - Construction Documents

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| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**14. 777 North Street**

Application PLPZ2016 00439 for Exterior Alteration review and to modify the exterior of a commercial building in a residential zone on a property located at 777 NORTH STREET, GREENWICH in the RA-4 Zone. Proposed use: office Existing Use: office Note: This is for work that has already been completed without permits or approvals.

**DECISION STATUS:**

- AS SUBMITTED     AS NOTED     RETURN     DENIED
- Meeting
  - Electronic resubmission
  - Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**15. 500 West Putnam Avenue**

Application PLPZ2016 00421 for Exterior Alteration review and **to propose a new entrance canopy** on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone. Proposed use: office Existing Use: Office (no change of use)

**DECISION STATUS:**

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**COMMITTEE BUSINESS**

**1. APPROVAL OF JULY 2016 ACTION AGENDA**

**DECISION STATUS:**

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| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN | <input type="checkbox"/> DENIED |
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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**ARCHITECTURAL REVIEW SIGN SUB-COMMITTEE**  
**FINAL AGENDA**  
**Monday, September 12, 2016**  
**CONE ROOM**  
**10:00 AM**  
**Greenwich Town Hall**  
**Second Floor**  
101 Field Point Road, Greenwich, CT

**1. The Nantucket Project**

Application PLPZ2016 00391 for Sign and Awning review for a new freestanding sign on a property located at 115 MASON STREET, GREENWICH in the CGB Zone. Proposed use: office Existing use: office

**DECISION STATUS:**

- AS SUBMITTED     AS NOTED     RETURN     DENIED
- Meeting
  - Electronic resubmission
  - Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**2. New England Land Company**

Application PLPZ201600419 for Sign and Awning review for a new facade sign on a property located at 135 EAST PUTNAM AVENUE, GREENWICH, in the CGBR Zone. Proposed use: real estate office Existing use: real estate office (existing)

**DECISION STATUS:**

- AS SUBMITTED     AS NOTED     RETURN     DENIED
- Meeting
  - Electronic resubmission
  - Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

### 3. Naturepedic Organic Mattress Gallery

Application PLPZ201600430 for Sign and Awning review **for a new facade sign** on a property located at 79 EAST PUTNAM AVENUE, GREENWICH, in the CGBR Zone. Proposed use: retail Existing use: retail

**DECISION STATUS:**

- AS SUBMITTED     AS NOTED     RETURN     DENIED
- Meeting
  - Electronic resubmission
  - Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

### 4. T&S Jewelry

Application PLPZ201600431 for Sign and Awning review **for a new facade sign** on a property located at 227 MILL STREET, Unit: 229 GREENWICH, in the LBR-2 Zone. Proposed use: retail Existing use: retail

**DECISION STATUS:**

- AS SUBMITTED     AS NOTED     RETURN     DENIED
- Meeting
  - Electronic resubmission
  - Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**5. Borough Six Gallery**

Application PLPZ201600436 for Sign and Awning review **for a new facade**

**sign** on a property located at 230 MILL STREET, BYRAM, in the LBR-2

Zone. Proposed use: retail Existing use: retail

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**6. The Waxing Spot Greenwich**

Application PLPZ2016 00383 for Sign and Awning review **for new façade**

**sign** on a property located at 203 EAST PUTNAM AVENUE, COS COB in the

LBR-2 Zone. Proposed use: school Existing use: school (Niagara Bank).

Note: Administrative site plan approved with conditions for change of use.

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**7. J&S Cleaners**

Application PLPZ201600451 for Sign and Awning review **for a new facade sign** on a property located at 254 SOUND BEACH AVENUE, OLD GREENWICH, in the LBR-2 Zone. Proposed use: retail cleaners Existing use: retail cleaners *Note: Subject to ZEO for approval of this use as retail.*

**DECISION STATUS:**

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| <input type="checkbox"/> AS SUBMITTED | <input type="checkbox"/> AS NOTED | <input type="checkbox"/> RETURN                  | <input type="checkbox"/> DENIED |
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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**8. Salon 469**

Application PLPZ201600452 for Sign and Awning review **for a new facade sign** on a property located at 469 WEST PUTNAM AVENUE, Unit: 475 GREENWICH, in the LBR-2 Zone. Proposed use: Existing use: wine store *Note: This received administrative site plan approval for change of use.*

**DECISION STATUS:**

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**9. Duck Pond Hill Property – Greenwich Land Trust**

Application PLPZ201600455 for Sign and Awning review for a new free standing sign on a property located at 0 BURNING TREE ROAD, GREENWICH in the RA-2 Zone. Proposed use: reserve land Existing use: reserve land

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**10. Allen Property – Greenwich Land Trust**

Application PLPZ201600456 for Sign and Awning review for a new freestanding sign on a property located at 0 ROUND HILL ROAD GREENWICH in the Zone RA-2 Zone. Proposed use: reserve land Existing use: reserve land

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**11. Westfall Property – Greenwich Land Trust**

Application PLPZ201600458 for Sign and Awning review for a new facade sign on a property located at 0 NORTH STREET, GREENWICH, in the RA-4 Zone. Proposed use: reserve land Existing use: reserve land

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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| <input type="checkbox"/> DOYLE    | <input type="checkbox"/> STRAZZA   | <input type="checkbox"/> SMITH   | <input type="checkbox"/> |
| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |

**12. Black Rock Galleries**

Application PLPZ201600113 for Sign and Awning review for a new facade sign on a property located at 179 HAMILTON AVENUE GREENWICH, in the LBR-2 Zone. Proposed use: retail Existing use: retail NOTE: *Applicant shall show all the signs including unapproved decals in the windows; these may not comply with the regulations.*

**DECISION STATUS:**

- AS SUBMITTED       AS NOTED       RETURN       DENIED  
 Meeting  
 Electronic resubmission  
 Construction Documents

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| <input type="checkbox"/> COHEN    | <input type="checkbox"/> CONTADINO | <input type="checkbox"/> LOBALBO | <input type="checkbox"/> |



Exterior Alternation plans must be full size and scalable. **Planning and Zoning Staff will stamp the revised and approved drawings on Fridays from 9:00 - 11:00 AM.** If you need to schedule an alternative time to have your revised drawings stamped, please contact staff at: [ctyminski@greenwichct.org](mailto:ctyminski@greenwichct.org).

Occasionally the Committee will request that subsequent revisions be reviewed at a future meeting. You will be scheduled for another meeting once revised plans are received by the Planning and Zoning department. Plans must be received at **by the deadline for that meeting date** to be scheduled for a particular meeting.

**To complete the permitting process** the applicant must apply to the Zoning Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. No sign shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. Applicants are requested to contact the Building Division for building permit requirements. Please note that **any changes to approved plans** will require additional Architectural Review Committee review and must return to a meeting.

In addition, **submitting an application by the posted deadline date** does not guarantee a spot on the agenda. The agenda is filled on a first come basis.