

1. ARC_Agenda_2023_09_20

Documents:

[9-20-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2023_09_20

Documents:

[9-20-23 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, September 20, 2023 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=bVpDelhRSHNEYWc3NnJiWmM3RUdDQT09>

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. Greenwich Armory, 226-230 Mason St. and 16 Havemeyer La., Application PLPZ 202300349** for Exterior Alteration review of **lighting and landscaping associated with a new 6 unit residence (structure reviewed by HDC)** at a property located at in the CGB-HO zone.
View application [here](#).
- 2. Brunswick School Maher Campus, 95 and 100 Maher Ave. Application PLPZ 202300287** for Exterior Alteration review of **pedestrian and traffic circulation updates (walkways and drives) off of Maher Ave., new guardhouse, outdoor amphitheater and pavilion, exterior renovations to existing school buildings, landscaping plan including tree removal and new site plantings, new site lighting, and associated site work and grading** on a property located at 95 and 100 Maher Ave. in the R-20 and R-6 zone. ***Last reviewed at the [8/2/23 meeting](#).***
updated plans to be posted
View initial application [here](#).
- 3. KYMA Greenwich (owner: MH Cohen Realty), 6 Liberty Way 8-10 Lewis Street, Application PLPZ202300283** for Exterior Alteration **for exterior renovations to create new market, bakery, and restaurant (replacing previous uses of NYSC and Sophia's**

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.

Costumes) including large format stone tile on upper façade with ashlar pattern stone and curtain wall with glass below; brick façade on south side (Liberty Way parking lot side) will be maintained and extended in height and an undulating canopy will be added on a property located at 6 Liberty Way and 8-10 Lewis Street in the CGBR zone. *Last reviewed at the [9/6/23 meeting](#).*

View updated plans [here](#).

View presentation [here](#).

View previous plans [here](#).

II. Committee Business:

1. Any business.

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**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

Wednesday, September 20, 2023 7:00 pm – 8:36 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.

Attendance: John Conte, Vice-Chairperson; Heidi Brake Smith; Louis Contadino; Peter Boldt
Staff: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Exterior Alteration reviews:

1. **Greenwich Armory, 226-230 Mason St. and 16 Havemeyer La., Application PLPZ 202300349** for Exterior Alteration review of **lighting and landscaping associated with a new 6 unit residence (structure reviewed by HDC)** at a property located at in the CGB-HO zone.

View application [here](#).

Decision Status: Electronic Return (submit pdf plans to Marisa.Anastasio@greenwichct.org for review)

Motion: Conte Second: Brake Smith

Vote: 4-0 (voting: Conte; Brake-Smith; Contadino; Boldt)

Applicant to update plans to reflect the following:

- a. Applicant to review height of wall – ARC recommends lowering the height;
- b. Provide detail / sample of wall brickwork– ARC recommends incorporating a pattern like houndstooth;
- c. Mason Street façade to have consistent variety of landscaping;
- d. ARC recommends a different species other than the proposed oak (too conical), can use sugar maple or pin oak;
- e. Add a street tree;
- f. ARC supports the application moving forward;
- g. 3000k maximum temperature for bollards.

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2. **Brunswick School Maher Campus, 95 and 100 Maher Ave. Application PLPZ 202300287** for Exterior Alteration review of **pedestrian and traffic circulation updates (walkways and drives) off of Maher Ave., new guardhouse, outdoor amphitheater and pavilion, exterior renovations to existing school buildings, landscaping plan including tree removal and new site plantings, new site lighting, and associated site work and grading** on a property located at 95 and 100 Maher Ave. in the R-20 and R-6 zone. ***Last reviewed at the [8/2/23 meeting](#).***
View updated plans [here](#).
View initial application [here](#).

Postponed to the 10/4/23 meeting.

3. **KYMA Greenwich (owner: MH Cohen Realty), 6 Liberty Way 8-10 Lewis Street, Application PLPZ202300283** for Exterior Alteration **for exterior renovations to create new market, bakery, and restaurant (replacing previous uses of NYSC and Sophia's Costumes) including large format stone tile on upper façade with ashlar pattern stone and curtain wall with glass below; brick façade on south side (Liberty Way parking lot side) will be maintained and extended in height and an undulating canopy will be added** on a property located at 6 Liberty Way and 8-10 Lewis Street in the CGBR zone. ***Last reviewed at the [9/6/23 meeting](#).***
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Decision Status: Electronic Return (submit pdf plans to Marisa.Anastasio@greenwichct.org for review)

Motion: Conte Second: Brake Smith

Vote: 4-0 (voting: Conte; Brake-Smith; Contadino; Boldt)

Applicant to update plans to reflect the following:

- a. Applicant submitted updated plans which incorporated natural brick color into the white façade, as recommended by ARC. ARC was favorable to the plan;
- b. Applicant showed sample card of Omani Beige stone for wall cladding – ARC asked for a sample to be provided to the P+Z office;
- c. Clerestory with retractable roof, arched zinc metal canopy, zinc metal planters, doors and windows white – arched truss to be repaired – set back far enough

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- not perceived from street level;
- d. Applicant to provide details on the planters: specs, seasonal planting options, integrated watering system to avoid drip onto façade, especially important with white façade.
- e. Signage placeholders shown. Actual signage design requires submittal of a Sign /Awning application for review.

II. Committee Business:

1. **Any business. None.**

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Town Hall – Planning and Zoning – 101 Field Point Road – Greenwich, CT 06830 – [203] 622-7894 – FAX [203] 622-3795 –
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