

1. ARC\_Agenda\_2021\_09\_22

Documents:

[9-22-21 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2021\_09\_22

Documents:

[9-22-21 ARC MEETING, FINAL AGENDA REVISED.PDF](#)

3. ARC\_Agenda\_2021\_09\_22

Documents:

[9-22-21 ARC MEETING ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE  
FINAL AGENDA Regular Meeting**

**Wednesday, September 22, 2021 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. **Dolder residence, 407 Round Hill Road Application PLPZ202100188** for an Exterior Alteration review **for lighting of an outdoor skating rink** at a property located at 407 Round Hill Road in the RA-4 zone. *Previously reviewed at the 6-2-21 meeting at which Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, LoBalbo and Pugliese were present.*  
**View previous plans [here](#).**  
**View updated plans and information [here](#).**
2. **Greenwich Med Spa, 1285 East Putnam Avenue; Application PLPZ202100370** for an Exterior Alteration review **for reconstruction of storefront damaged by fire and creation of new entrance on parking level** at a property located at 1233-1285 East Putnam Avenue (Riverside Commons) in the LB zone.  
**View application and plans [here](#).**
3. **33 Round Hill Club Rd Application PLPZ202100392** for an Exterior Alteration review **for construction of new maintenance building with building lighting** at a property located at 33 Round Hill Club Road in the RA-2 zone.  
**View application and plans [here](#).**

4. **99 River Rd; Application PLPZ202100387** for an Exterior Alteration review **for exterior alterations including modifying roofline, new roofing, new windows, siding, landscaping, new bollard lighting and building lighting** at a property located at 99 River Road in the WB zone.  
**View application [here](#).**
5. **Riverside Yacht Club, 102 Club Rd; Application PLPZ202100389** for an Exterior Alteration review **for construction of addition to clubhouse with building lighting and associated landscaping** at a property located at 102 Club Road in the RA-1 zone.  
**View application and plans [here](#).**
6. **Burning Tree Country Club, 120 Perkins Avenue; Application PLPZ202100365** for an Exterior Alteration review **for lighting of new paddle tennis courts** at a property located at 120 Perkins Avenue in the RA-2 zone.  
**View application and plans [here](#).**

## **II. Committee Business:**

1. Any Business.

*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](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.*

**ARCHITECTURAL REVIEW COMMITTEE**  
**FINAL AGENDA Regular Meeting**  
**revised**

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**ARCHITECTURAL REVIEW COMMITTEE**  
**ACTION AGENDA Regular Meeting**  
**revised**

**Wednesday, September 22, 2021 7:03 pm – 10:25 pm**  
**Zoom Virtual Meeting**

**Members Present:** Richard Hein, Chairperson; John Conte, Vice-Chairperson, Peter Boldt, Heidi Brake-Smith, Rhonda Cohen, Leander Krueger

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

**I. Exterior Alteration reviews:**

1. **Dolder residence, 407 Round Hill Road Application PLPZ202100188** for an Exterior Alteration review **for lighting of an outdoor skating rink** at a property located at 407 Round Hill Road in the RA-4 zone. *Previously reviewed at the 6-2-21 meeting at which Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, LoBalbo and Pugliese were present.*

Decision Status: **Does not return.**

Motion: Hein Second: Krueger Vote: 5-0-1 (yeas - Hein, Boldt, Brake-Smith, Cohen and Krueger / recused - Conte)

**ARC accepts the proposal as presented with the following notes:**

1. **ARC notes the reduced lumens from the previous proposal;**
  2. **ARC notes the significant landscaping will mitigate impact;**
  3. **ARC recognizes that the applicant has worked hard to understand concerns;**
  4. **ARC notes that Zoning Enforcement can monitor and confirm compliance per the Regulations;**
  5. **ARC offers the suggestion to paint the base boards and under layer of rink surface.**
2. **Greenwich Med Spa, 1285 East Putnam Avenue; Application PLPZ202100370** for an Exterior Alteration review **for reconstruction of storefront damaged by fire and creation of new entrance on parking level** at a property located at 1233-1285 East Putnam Avenue (Riverside Commons) in the LB zone.

Decision Status: **Does not return**

Motion: Hein Second: Brake-Smith Vote: 6-0 (Hein, Conte, Boldt, Brake-Smith, Cohen, and Krueger)

**Notes:**

1. **ARC supports the Greenscape initiatives with regard to improving landscaping along Putnam Avenue**
2. **Any new lighting, signage and/or landscaping requires further review by ARC.**
3. **99 River Rd; Application PLPZ202100387** for an Exterior Alteration review **for exterior alterations including modifying roofline, new roofing, new windows, siding, landscaping, new bollard lighting and building lighting** at a property located at 99 River Road in the WB zone.

Decision Status: **Return to Meeting**

Motion: Hein Second: Boldt Vote: 6-0 (Hein, Conte, Boldt, Brake-Smith, Cohen, and Krueger)

**Motion to return to ARC with the following recommendations:**

1. **ARC acknowledges this is an exciting project but there are some details that should be finetuned;**
  2. **Applicant should concentrate on fenestration, massing, continuity of architectural style – make it more cohesive;**
  3. **ARC would like to see the building reflect truer to initial history;**
  4. **Re-consider the element on rear top floor;**
  5. **ARC is generally in favor of the proposed landscaping.**
4. **33 Round Hill Club Rd Application PLPZ202100392** for an Exterior Alteration review **for construction of new maintenance building with building lighting** at a property located at 33 Round Hill Club Road in the RA-2 zone.

Decision Status: **Approved as noted**

Motion: Hein Second: Conte Vote: 5-0-1 (Hein, Conte Boldt, Brake-Smith, Cohen and Krueger)

**Motion to not return to ARC with the following recommendation:**

1. **Add a few white pine trees**
5. **Riverside Yacht Club, 102 Club Rd; Application PLPZ202100389** for an Exterior Alteration review **for construction of addition to clubhouse with building lighting and associated landscaping** at a property located at 102 Club Road in the RA-1 zone.

Decision Status: **Approved as submitted**

Motion: Conte Second: Hein Vote: 5-0-1 (Hein, Conte Boldt, Brake-Smith, Cohen and Krueger)

6. **Burning Tree Country Club, 120 Perkins Avenue; Application PLPZ202100365** for an Exterior Alteration review **for lighting of new paddle tennis courts** at a property located at 120 Perkins Avenue in the RA-2 zone.  
**View application and plans [here](#).**

**APPLICATION POSTPONED**

**II. Committee Business:**

1. Any Business.

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