

1. 7:00 P.M. ARC_Agenda_2018_10_03

Documents:

[10-03-18 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. 10/3/18 ARC Regular Action Agenda

Documents:

[10-03-18 ARC REGULAR MEETING, ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, October 3rd, 2018

FINAL AGENDA

Town Hall Meeting Room, 1st Floor

Town Hall, 101 Field Point Road, Greenwich

Briefing Meeting 6:00 PM

Regular Meeting 7:00 PM

- 1. 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, Old Greenwich in the LBR-2 zone.
- 2. Armstrong Court, Hamilton Avenue;** Application PLPZ201400699 for Exterior Alteration review **for review of the Construction Documents** on a property located at 0 HAMILTON AVENUE GREENWICH in the R-6 zone.
- 3. Greenwich High School, 10 Hillside Road;** Application PLPZ 201800440, for an Exterior Alteration review for **new windows and associated façade improvements** on a property located at 10 Hillside Road in the R-20 zone.
- 4. The Mill, 10 Glenville St./328 + 340 Pemberwick Road;** Application: PLPZ 201800429 for an Exterior Alteration review for **landscaping and lighting only** on a property located at 328- 340 PEMBERWICK ROAD, 10 GLENVILLE STREET in the LB Zone. *Note: Historic District Commission reviewed the building alterations.*
- 5. Greenwich Reform Synagogue, 92 Orchard Street;** Application PLPZ201800399 for an Exterior Alteration review to **construct enclosure around dumpster to match wooden fencing surrounding generator/transformer** on a property located at 92 ORCHARD STREET in the R-12 Zone.
- 6. Putnam Properties, 115 East Putnam Avenue;** Application: PLPZ201800423 for an Exterior Alteration review to **add (6) six new 25 sf fire rated windows to the exterior west facade** on a property located at 115 EAST PUTNAM AVENUE in the CGBR 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, October 3rd, 2018

ACTION AGENDA

Town Hall Meeting Room, 1st Floor

Town Hall, 101 Field Point Road, Greenwich

Briefing Meeting 6:00 PM – 7:00 PM

Regular Meeting 7:00 PM – 9:20 PM

ARC Members present: Richard Hein, Chairman; Mark Strazza, Co-Vice-Chairman; James Doyle, Co-Vice-Chairman; Rhonda Cohen; Louis Contadino; John Conte; Paul Pugliese.

Absent: Katherine LoBalbo, Secretary; Heidi Brake-Smith.

ARC Staff present: Marisa Anastasio, Senior Planner.

Briefing meeting:

Committee Business:

1. Discussed requesting joint meetings with HDC on larger projects.
2. Reviewed the materials submitted for each agenda item.
3. Discussed the logistics of twice a month meetings. Sign meetings would probably need to be rolled into regular meetings and start early for sign meeting.
4. Discussed application requirements such as 3D modeling as can be completed on "SketchUp". Discussed creating a "suggested materials list" to accompany the "required materials checklist".

7pm Regular Meeting:

1. **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, Old Greenwich in the LBR-2 zone.

DECISION STATUS: **Return**

(Motion: Conte Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- ARC finds the look of the fixtures unacceptable.
- Applicant should resubmit with a proposal utilizing more traditional light fixtures wired to a renewable energy source – options include roof mounted, or remotely located, solar panels, with connections trenched to the fixtures.
- Submit specs, cut sheets, and photometric plan.
- Submit photographs of proposed fixtures in use at an existing site if available.
- Show appropriate proposed screening (landscaping/fencing, etc..) of any roof or ground mounted equipment.

- 2. Armstrong Court, Hamilton Avenue;** Application PLPZ201400699 for Exterior Alteration review **for review of the Construction Documents** on a property located at 0 HAMILTON AVENUE GREENWICH in the R-6 zone.

DECISION STATUS: Phase I, renovations to existing buildings, does not need to return to a meeting.

(Motion: Contadino Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- Applicant indicated Phase I only, renovation of existing units, is proposed for building permit endorsement at this time. The development of the new townhouses is slated for the future.
- ARC indicates that the window trim shall be proposed on all 4 sides of building, to match proposed front elevation.
- Any stone that is removed and any repairs to existing wall should match existing color and texture.
- Notes from the 2015 meeting regarding “less stone” in landscaped areas appear to refer to the stone veneer of the new townhouses, i.e., if significant landscaping is proposed in front of the foundations, then less stone veneer may be appropriate.

3. **Greenwich High School, 10 Hillside Road**; Application PLPZ 201800440, for an Exterior Alteration review for **new windows and associated façade improvements** on a property located at 10 Hillside Road in the R-20 zone.
DECISION STATUS: **Return electronically to show revised lintels at arches.**

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- ARC chooses proposed Scheme 2 –which includes window replacement plus panels to cover the damaged cement below the window units.
- Colors approved: “Vira-span Medium Grey” for spandrel; “Bright Silver” for window trim. Samples submitted.
- Arched windows – reduce thickness of proposed lintel.

4. **The Mill, 10 Glenville St./328 + 340 Pemberwick Road**; Application: PLPZ 201800429 for an Exterior Alteration review for **landscaping and lighting only** on a property located at 328- 340 PEMBERWICK ROAD, 10 GLENVILLE STREET in the LB Zone. *Note: Historic District Commission reviewed the building alterations.*

DECISION STATUS: **Return electronically and submit hard copies for file.**

(Motion: Strazza Second: Doyle)

Voting in favor: Hein, Strazza, Doyle, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- Landscaping plan found acceptable in general.
- Regarding the three private patios / walkway – revise plans to show approximate 2 foot planting bed to create separation between private patio and public walkway.
- Submit cut sheets of proposed lighting.
- Submit existing survey, and proposed grading plan.
- Submit photometric plan.

5. **Greenwich Reform Synagogue, 92 Orchard Street**; Application PLPZ201800399 for an Exterior Alteration review to **construct enclosure around dumpster to match wooden fencing surrounding generator/transformer** on a property located at 92 ORCHARD STREET in the R-12 Zone.

DECISION STATUS: **Return**

(Motion: Conte Second: Hein)

Voting in favor: Hein, Strazza, Doyle, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- Applicant presented photos / plans of trash receptacle located in the parking area to the front of the Synagogue building, and adjacent to the playground. Photos of an existing fence on site represented the proposed trash enclosure. It was noted that the trash receptacle has been cited as a Zoning violation.
- ARC does not find the location of the trash and enclosure in the parking area acceptable. Notes from the May 4, 2015 meeting for the Synagogue project confirm that the applicant represented that the trash would be located inside the building and that no dumpsters were proposed.
- ARC recommends integrating the trash into the site more effectively such as utilizing smaller bins and/or placing trash in existing area near transformer and/or moving trash further back, off of pavement area, and fully enclosing all four sides.
- Any proposed enclosure should be architectural grade fencing with posts.

6. **Putnam Properties, 115 East Putnam Avenue**; Application: PLPZ201800423 for an Exterior Alteration review to **add (6) six new 25 sf fire rated windows to the exterior west facade** on a property located at 115 EAST PUTNAM AVENUE in the CGBR Zone.

DECISION STATUS: **Windows approved, Return electronically with landscaping, may require return to meeting.**

(Motion: Conte Second: Doyle)

Voting in favor: Hein, Strazza, Doyle, Cohen, Contadino, Conte, Pugliese

Notes/recommendations/additional information to be submitted:

- Elevation drawings should be revised so that the brick is shown as consistent throughout façade as is the existing condition (i.e., no change in look or size of brick in archways).
- Submit site plan to show landscaping plans – ARC recommends arborvitae removed and replaced by hedges under new windows.

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