

1. ARC_Agenda_2023_10_04

Documents:

[10-4-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2023_10_04

Documents:

[10-4-23 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, October 4, 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. **67 Mason St., Application PLPZ202300362** for Exterior Alteration review **to re-roof mansard roof** on a property located at 67 Mason St. [owner: Allied Property Management] in the CGB 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](#) and postponed from 9/20/23 due to lack of quorum.*
View initial application [here](#).
View updated plans [here](#).
3. **Laurelton Residences, 1188 King Street, Application PLPZ202300250** for Exterior Alteration review **to resurface existing CMU walls with stucco, cover columns in wood-look fiber-cement, cover stone facade with metal panels, remove court**

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.

lighting, and new landscaping on a property located at 1188 King Street in the RA-4 zone. *Last reviewed at [9/6/23 meeting](#).*
View updated plans [here](#).

4. **Fernandez residence, 147 South Water St., Application PLPZ 202300285** for Exterior Alteration review of **reconstruction of front porch, adding access doors at lower level and new parking space at a 3 family residence** on a property located at 147 South Water Street in the R-6 zone. *Last reviewed at the [8/2/23 meeting](#).*
View initial application [here](#).
View updated plans [here](#).

II. Committee Business:

1. **Any business. 2024 meeting schedule.**

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**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

Wednesday, October 4, 2023 7:03 – 8:34 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: Richard Hein, Chairperson; John Conte, Vice-Chairperson (*arrived at the start of item #3 at 7:48pm, left after item #4 at 8:28pm*); Heidi Brake Smith; Leander Krueger; Paul Pugliese; Peter Boldt

Staff: Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

I. Exterior Alteration reviews:

1. **67 Mason St., Application PLPZ202300362** for Exterior Alteration review **to re-roof mansard roof** on a property located at 67 Mason St. [owner: Allied Property Management] in the CGB zone.
View application [here](#).

Decision Status: Electronic Return (submit pdf plans to Marisa.Anastasio@greenwichct.org for review and samples to the P+Z Office)

Motion: Hein *Second:* Pugliese

Vote: 5-0 (voting: Hein; Brake-Smith; Krueger; Pugliese; Boldt)

Applicant to address the following comments:

- ARC recommends a lighter color (grey) instead of the proposed black. Applicant should submit color swatches and samples in a charcoal and light gray, and try to integrate copper metallic tones.

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,**

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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](#) and postponed from 9/20/23 due to lack of quorum.*

View initial application [here](#).

View updated plans [here](#).

Decision Status: Does Not Return

Motion: Hein Second: Brake-Smith

Vote: 5-0 (voting: Hein; Brake-Smith; Krueger; Pugliese; Boldt)

Notes:

- ARC thanks the applicant, architect and landscape architect for the well-thought-out design and presentation. ARC finds that the project can move forward with P+Z review.

3. **Laurelton Residences, 1188 King Street, Application PLPZ202300250** for Exterior Alteration review **to resurface existing CMU walls with stucco, cover columns in wood-look fiber-cement, cover stone facade with metal panels, remove court lighting, and new landscaping** on a property located at 1188 King Street in the RA-4 zone. *Last reviewed at [9/6/23 meeting](#).*

View updated plans [here](#).

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

Motion: Hein Second: Pugliese

Vote: 6-0 (voting: Hein; Conte; Brake-Smith; Krueger; Pugliese; Boldt)

Applicant to update plans to reflect the following:

- a. Applicant to provide physical samples or accurate documentation of all proposed colors and materials – including the roof and soffits.
- b. ARC is specifically NOT approving the sign. The sign will need a separate ARC sign-application for further review by the ARC Sign subcommittee.

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4. **Fernandez residence, 147 South Water St., Application PLPZ 202300285** for Exterior Alteration review of **reconstruction of front porch, adding access doors at lower level and new parking space at a 3 family residence** on a property located at 147 South Water Street in the R-6 zone. *Last reviewed at the [8/2/23 meeting](#).*
View initial application [here](#).
View updated plans [here](#).

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

Motion: Hein *Second:* Pugliese

Vote: 6-0 (voting: Hein; Conte; Brake-Smith; Krueger; Pugliese; Boldt)

Applicant to update landscape plans to reflect the following:

- a. The applicant's presentation answered the ARC's questions from the 8/2/23 meeting.
- b. ARC recommends the landscape plan be revised to show a continuous privet hedge along the front of the property (instead of the proposed arborvitae), from the southern edge of drive to the property line. The small area to the north of the driveway should also be planted with privet hedge.
- c. The project will be reviewed by P+Z under the pending Site Plan application.

II. Committee Business:

1. 2024 meeting schedule.

- i. Members recommended eliminating the July 3rd meeting due to the holiday.
- ii. Members requested one set of meetings, instead of the typical two, in both July and August.
- iii. Members requested that meetings not be scheduled during Rosh Hashanah.
- iv. Staff noticed that corrections were needed to adhere to the general "1st and 3rd Wednesday" schedule. A new draft will be presented to the ARC at a future meeting for finalization.

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