

1. ARC\_Agenda\_2022\_10\_05

Documents:

[10-5-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2022\_10\_05

Documents:

[10-5-22 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE  
FINAL AGENDA Regular Meeting**

**Wednesday, Oct. 5, 2022 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=bVpDelhRSHNEYWc3NnJiWmM3RUdDQOT09>

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 Hospital, 16-38 Lake Ave. Application PLPZ202200353** for Exterior Alteration review **for construction of a new 3 story medical building with 3 levels of parking below including demolition of various buildings on site, new traffic pattern, grading, landscaping and lighting** on a property located at 16-38 Lake Ave. in the H2 zone.  
View application [here](#).
2. **1380 EPA LLC, 1380 East Putnam Ave., Application PLPZ202200450** for Exterior Alteration review **for new windows, stairs, railings and plantings** on a property located at 1380 East Putnam Ave. in the LB zone.  
View application [here](#).
3. **WIN-WICH Mason LLC, 145 Mason St., Application PLPZ202200457** for Exterior Alteration review **for exterior updates to existing building including masonry stain, new windows, handicap ramp, railings, plantings, lighting, replacement of elevator, replacement of rooftop mechanicals,** on a property located at 145 Mason St. in the CGB zone.  
View application [here](#).
4. **Indian Harbor Yacht Club, 710 Steamboat Ave., Application PLPZ202200465** for Exterior Alteration review **for new fencing with entry gates, plantings and lighting** on a property located at 710 Steamboat Road in the R-6 zone.  
View application [here](#).

**II. Committee Business:**

1. Upcoming elections – to be scheduled in November.

*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 ACTION AGENDA Regular Meeting

Wednesday, Oct. 5, 2022 7:01 – 10:25pm

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

**Members Present:** John Conte, Vice-Chairperson ; Graziano Meniconi, Secretary; Heidi Brake-Smith; Louis Contadino; Leander Krueger

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

### I. Exterior Alteration reviews:

1. **Greenwich Hospital, 16-38 Lake Ave. Application PLPZ202200353** for Exterior Alteration review **for construction of a new 3 story medical building with 3 levels of parking below including demolition of various buildings on site, new traffic pattern, grading, landscaping and lighting** on a property located at 16-38 Lake Ave. in the H2 zone.

*Decision Status:* ARC forwards the project to P+Z with comments / Applicant to return electronically for final lighting around canopy

*Motion:* Conte *Second:* Krueger *Vote:* 5-0 (Conte, Meniconi, Brake-Smith, Contadino, Krueger)

ARC forwards the project to P+Z with the following comments:

- a. Review secondary entrance to make sure it doesn't look like the main entrance / add landscaping here for safety as the vast lawn is too inviting for the public in what will be a busy delivery area / clearly label one way with signage.
- b. ARC recommends including note /comment/ requirement for applicant to try to save wall in place as opposed to demo/ rebuilding. ARC finds it is worth trying to save.
- c. Arborist should be involved throughout the project for tree protection.
- d. Utilize techniques like Air spade to save roots of trees and street trees.
- e. Implement ARC's standards for bollards (30" or less) and lighting (must meet Regulations at property lines and ARC generally recommends temperature of 3500 K or less).
- f. Return electronically with lighting final details around the canopy.
- g. Any new signage requires return to a meeting with signage application.

2. **1380 EPA LLC, 1380 East Putnam Ave., Application PLPZ202200450** for Exterior Alteration review **for new windows, stairs, railings and plantings** on a property located at 1380 East Putnam Ave. in the LB zone.

*Decision Status:* **Return to meeting** (Submit plans (pdf to [manastasio@greenwichct.org](mailto:manastasio@greenwichct.org) and hard copies to office) to be scheduled for upcoming meeting)

*Motion:* Conte *Second:* Krueger Vote: 5-0 (Conte, Meniconi, Brake-Smith, Contadino, Krueger)

**Applicant to submit revised plans to address the following:**

- a. **Provide scaled and dimensioned development plans showing all existing and proposed improvements and topography. How will the sidewalk be re-graded to incorporate new planters?**
  - b. **Show size and number of parking spaces and a parking plan.**
  - c. **Provide specs and details of proposed new railing.**
  - d. **Clarify locations of existing windows and new doors.**
  - e. **ARC recommends implementing a signage program for this building so that tenant signage will be consistent.**
3. **WIN-WICH Mason LLC, 145 Mason St., Application PLPZ202200457** for Exterior Alteration review **for exterior updates to existing building including masonry stain, new windows, handicap ramp, railings, plantings, lighting, replacement of elevator, replacement of rooftop mechanicals,** on a property located at 145 Mason St. in the CGB zone.

*Decision Status:* **Return to meeting /ARC to conduct site visit** (Submit plans (pdf to [manastasio@greenwichct.org](mailto:manastasio@greenwichct.org) and hard copies to office) to be scheduled for upcoming meeting)

*Motion:* Conte *Second:* Brake-Smith Vote: 5-0 (Conte, Meniconi, Brake-Smith, Contadino, Krueger)

**Applicant to submit revised plans to address the following:**

- a. **A site visit will be scheduled for ARC to review the building and mock-ups on site;**
- b. **ARC finds that the ADA ramp should be integrated more effectively for equity of access, the ramp should not feel secondary and should be an extension of the sidewalk. Make more inviting**
- c. **ARC generally does not accept painting of red brick buildings as a precedent.**
- d. **Review the proposed trespa material/ updates to windows and building color change – these elements fight with the natural horizontal character of the building / the existing ribbon windows may be dated but they create a grid.**
- e. **ARC is OK with reorganization with mechanicals on roof**

4. **Indian Harbor Yacht Club, 710 Steamboat Ave., Application PLPZ202200465** for Exterior Alteration review **for new fencing with entry gates, plantings and lighting** on a property located at 710 Steamboat Road in the R-6 zone.  
View application [here](#).

*Decision Status:* **Approved as submitted** (Submit plans (pdf to [manastasio@greenwichct.org](mailto:manastasio@greenwichct.org) and hard copies to office) to be scheduled for upcoming meeting)

*Motion:* Conte *Second:* Brake-Smith Vote: 5-0 (Conte, Meniconi, Brake-Smith, Contadino, Krueger)

## **II. Committee Business:**

1. Upcoming elections – to be scheduled in November.

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