

1. ARC\_Agenda\_2021\_10\_06

Documents:

[10-6-21 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

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**ARCHITECTURAL REVIEW COMMITTEE  
FINAL AGENDA Regular Meeting**

**Wednesday, October 6, 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=bVpDelhRSHNEYWc3NnJiWmM3RUdDQ09>

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. **Wells Fargo, 190 Sound Beach Avenue, Application PLPZ202100359** for an Exterior Alteration review for **new handicapped ramp, landing, new stairs, grading, new landscaped area, concrete curb, and restriping parking lot** on a property located at 190 Sound Beach Ave. in Old Greenwich in the LBR-2 zone.  
**View application [here](#).**
2. **Greenwich High School, 10 Hillside Road, Application PLPZ202100427** for Exterior Alteration to **construct a new visitors team room, storage shed and pedestrian/vehicular bridge** on a property at 10 Hillside Road in the R-20 zone.  
**View application [here](#).**
3. **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 [here](#).**
4. **Toyota, 75 East Putnam Avenue, Application PLPZ202100433** for Exterior Alteration review for **updates to existing pole and building lighting at car dealership**

on a property at 75 East Putnam Avenue in the LB zone.  
**View application [here](#).**

5. **Maison D’Alexandre, 33 Lewis Street, Application PLPZ202100430** for an Exterior Alteration and Sign/Awning review for **new roof deck, exterior spiral stairs, entry door, emblem, flags and lighting** on a property located at 33 Lewis Street in the CGBR zone.  
**View applications [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 ACTION AGENDA Regular Meeting**

**Wednesday, October 6, 2021 7:00 pm – 9:14pm  
Zoom Virtual Meeting**

**Members Present:** Richard Hein, Chairperson; John Conte, Vice-Chairperson, Graziano Meniconi, Secretary; Peter Boldt, Heidi Brake-Smith, Louis Contadino, Katherine LoBalbo, Leander Krueger, Paul Pugliese

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

### **I. Exterior Alteration reviews:**

1. **Wells Fargo, 190 Sound Beach Avenue, Application PLPZ202100359** for an Exterior Alteration review for **new handicapped ramp, landing, new stairs, grading, new landscaped area, concrete curb, and restriping parking lot** on a property located at 190 Sound Beach Ave. in Old Greenwich in the LBR-2 zone.  
**View application [here](#).**

Decision Status: **Return to a Meeting.**

Motion: Hein Second: Conte Vote: 9-0 Unanimous

**The applicant shall provide updated plans to reflect the following:**

- 1) **The building has significant architectural merits and presence on Sound Beach Avenue; ARC notes that the ramp would compromise the beauty of the façade, which represents the classic 50s or 60s era architecture;**
  - 2) **The proposed asymmetry of the ramp, and elimination of landscaping area, would do damage to the streetscape and front façade;**
  - 3) **Review viable alternatives such as ADA entrance at rear of the building instead of the front (add internal ATM there?);**
  - 4) **Make effort to maintain, preserve and enhance the integrity of landscape and streetscape with the addition of trees and/or additional landscaping; ARC notes that a tree has unfortunately already been lost on this streetscape and would like to see landscaping preserved here;**
  - 5) **The restriping of the parking lot presents the opportunity to add green areas and mitigate solar heat gain from parking lot;**
2. **Greenwich High School, 10 Hillside Road, Application PLPZ202100427** for Exterior Alteration to **construct a new visitors team room, storage shed and pedestrian/vehicular bridge** on a property at 10 Hillside Road in the R-20 zone.

View application [here](#).

*Postponed by applicant*

3. **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 [here](#).

Decision Status: Does Not Return.

Motion: Hein Second: Conte Vote: 9-0 Unanimous

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

- 1) **Lighting temperature should be consistent for existing and proposed lighting at 4000k or lower;**
  - 2) **Use technology and industry standards for shielding to direct light downward and meet dark sky standards wherever possible;**
4. **Toyota, 75 East Putnam Avenue, Application PLPZ202100433** for Exterior Alteration review for **updates to existing pole and building lighting at car dealership** on a property at 75 East Putnam Avenue in the LB zone.

View application [here](#).

*Postponed by applicant*

5. **Maison D’Alexandre, 33 Lewis Street, Application PLPZ202100430** for an Exterior Alteration and Sign/Awning review for **new roof deck, exterior spiral stairs, entry door, emblem, flags and lighting** on a property located at 33 Lewis Street in the CGBR zone.

View applications [here](#).

Decision Status: **Return to a Meeting.**

Motion: Hein Second: Meniconi Vote: 9-0 Unanimous

**The applicant shall provide updated plans to reflect the following:**

- 1) **The building is historically significant and is listed on National Registry as dating back to 1917 and is listed as a contributing structure;**
- 2) **Proper restoration and care of the building should be taken with minimum impact on façade – the building itself is the quality object;**
- 3) **Indicate on plans, and submit samples, for all proposed materials, colors and finishes;**
- 4) **Provide building sections through the subject building; (plans are too schematic right now);**

- 5) **Provide site sections to help understand the impact on neighbors, site conditions and landscaping;**
- 6) **The rear landscape and streetscape are important elements of this property;**
- 7) **Submit mechanicals of rear façade;**
- 8) **Submit clear drawings and carefully detailed section or elevation of the sill on the proposed new front door;**
- 9) **ARC does not support the proposed flags and associated lighting;**
- 10) **The emblem shall be no larger than 18inches to fit regulations; although ARC finds the emblem unnecessary/extraneous;**
- 11) **Provide landscaping plan for roof;**
- 12) **It is noted that the elevator and stair enclosure may add floor area and if so, would require Site Plan and/or Special Permit review by Planning and Zoning.**

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1. Any Business.

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