

1. ARC\_Agenda\_2020\_10\_07

Documents:

[10-7-2020 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2020\_10\_07

Documents:

[10-7-2020 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF](#)

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

**Wednesday, October 7th, 6:30 pm  
Zoom Virtual Meeting**

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/83190696453?pwd=VHIYTS9NMmNSZ2sydkMwWjkwQmFFUT09>

Or enter the following at Zoom.us: **Webinar ID: 831 9069 6453 Password: 7243038**

Or iPhone one-tap:

US: +16465189805,,83190696453#,,1#,7243038# or 8884754499,,83190696453#,,1#,7243038#  
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Or Telephone:

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US: +1 646 518 9805 or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free)

### **I. Exterior Alteration Applications:**

- 1. Eastern Greenwich Civic Center, 90 Harding Road; Application PLPZ202000263 to demolish the existing civic center including removal of asphalt parking areas, drives and walkways, removal of 18 trees, and stripping and stockpiling of soil and construction of new civic center building, restriping of parking area, and new driveway and parking areas with timber guiderails, new light posts, bollards and protection of trees throughout the site.. tennis court and play area will remain** on a property located at 90 Harding Road in the R-7 zone.
  - [Click here for plans.](#)
- 2. Greenwich Country Day School - High School Campus, 257 Stanwich Road; Application: PLPZ201900004 for Exterior Alteration review for alterations to the Theater Arts Center** on a property located at 257 STANWICH ROAD in the RA-2 Zone. *Last reviewed at 7-10-19 meeting at which Hein, LoBalbo, Boldt, Contadino, Conte, Meniconi, and Krueger.*
  - [Click here for plans.](#)

3. **Bright Horizons, 75 Holly Hill; Application PLPZ201900174 for new egress sidewalk on the Holly Hill lane side of the building with new landscaping** on a property located at 75 Holly Hill Lane in the GBO zone. *Last reviewed 12-11-19 at which Hein, LoBalbo, Boldt, Brake-Smith, Cohen, Conte, Krueger and Meniconi were present.*
  - [Click here for plans.](#)
4. **Mason Street, LLC, 165 Mason Street; Application PLPZ202000261 for conversion of penthouse level storage space into boardroom, new exterior steel storefront system, partial roof replacement, creation of rooftop landscaped terrace and rooftop HVAC units** on a property located at 165 Mason St. in the CGB zone.
  - [Click here for plans.](#)
5. **62 Mason Street, LLC, 62 Mason Street; Application PLPZ 201800533** for an Exterior Alteration review for **lighting, landscaping, and roof plan only** on a property located at 62 MASON STREET in the CGB Zone. *Last reviewed at the 9-2-2020 meeting. Members present at that meeting: Hein, LoBalbo, Brake-Smith, Contadino, Conte, Krueger, Meniconi, and Pugliese.*
  - [Click here for plans.](#)
6. **95 East Putnam Avenue; Application PLPZ202000262 for landscaping only** on a property located at 95 East Putnam Avenue in the CGBR zone.
  - [Click here for plans.](#)
7. **Indian Field Plaza, LLC, 522 East Putnam Avenue; Application PLPZ2020** for **reconstruction of a retaining wall with fencing** on a property located at 522 East Putnam Ave. in the LB zone.
  - [Click here for plans.](#)

## II. Committee Business:

1. Review of Minutes of 9-7-2020.
2. Scheduling of 5-27-2020 (train station) meeting minutes for a workshop.
3. Upcoming Annual Elections.
4. Any other 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 [alan.barry@greenwichct.org](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.*

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

**Wednesday, October 7th, 6:30 pm – 11:32 pm**

### **Zoom Virtual Meeting Action Agenda draft**

**Members Present:** Richard Hein, Chairperson; John Conte, Vice-Chairperson; Katherine LoBalbo, Secretary; Peter Boldt (arrived at 6:45 pm); Heidi Brake-Smith; Louis Contadino; Leander Krueger (arrived at 6:35 pm); Graziano Meniconi; Paul Pugliese;

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

#### **I. Exterior Alteration Applications:**

1. **Eastern Greenwich Civic Center, 90 Harding Road; Application PLPZ202000263 for an Exterior Alteration review to demolish the existing civic center including removal of asphalt parking areas, drives and walkways, removal of 18 trees, and stripping and stockpiling of soil and construction of new civic center building, restriping of parking area, and new driveway and parking areas with timber guiderails, new light posts, bollards and protection of trees throughout the site.. tennis court and play area will remain on a property located at 90 Harding Road in the R-7 zone.**
  - [Click here for plans.](#)

Decision Status: **Return to a Meeting**

Motion: Hein Second: Conte Vote: unanimous (Hein; Conte; LoBalbo; Boldt; Brake-Smith; Contadino, Conte; Krueger; Meniconi; Pugliese)

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

- a. **ARC expresses their excitement for this project – for a new Civic Center building, etc...;**
- b. **Safety is a priority – ARC finds that a tree buffer should be added between the railroad and the new building for both landscaping and safety purposes;**
- c. **The architect should study the orientation of the following aspects: safe drop off, traffic flow, crossing traffic – there are many areas where children would encounter moving vehicles such as the Harding parking lot and internal front drive and side drive and this should be addressed; ARC raised the idea of rerouting Harding Road in order to eliminate the need for street crossing to get from civic center to**

**Harding parking lot.**

- d. **ARC finds that the civic nature of the building should be at the forefront;**
  - e. **ARC finds that with a new building proposed, there is an opportunity to create an obvious and unequivocal grand entrance which has not been achieved yet;**
  - f. **Study the materials –ARC recommends wood and other materials that relate to local architecture and should represent the character and vernacular of Greenwich;**
  - g. **Has a second story been considered?**
  - h. **Consider Light spillage, energy consumption, solar exposure, window placement in the design;**
  - i. **Solar panels need to be carefully incorporated into architecture especially because of the statement roof;**
  - j. **The New Haven Whale was discussed as a reference;**
  - k. **Make the Railroad and Civic Center Parking lots equidistant;**
  - l. **ARC notes that the neighbor letters were read into the record and Greenwich Tree Conservancy presented a photo exhibit and information to the committee;**
2. **Bright Horizons, 75 Holly Hill; Application PLPZ201900174** for an Exterior Alteration review for **new egress sidewalk on the Holly Hill lane side of the building with new landscaping** on a property located at 75 Holly Hill Lane in the GBO zone. *Last reviewed 12-11-19 at which Hein, LoBalbo, Boldt, Brake-Smith, Cohen, Conte, Krueger and Meniconi were present.*
- [Click here for plans.](#)

Decision Status: **Does not Return (Plans accepted as submitted)**

Motion: Hein Second: Conte Vote: unanimous (Hein; Conte; LoBalbo; Boldt; Brake-Smith; Contadino, Conte; Krueger; Meniconi; Pugliese)

3. **Mason Street, LLC, 165 Mason Street; Application PLPZ202000261** for an Exterior Alteration review for **conversion of penthouse level storage space into boardroom, new exterior steel storefront system, partial roof replacement, creation of rooftop landscaped terrace and rooftop HVAC units** on a property located at 165 Mason St. in the CGB zone.
- [Click here for plans.](#)

Decision Status: **Return electronically**

Motion: Hein Second: LoBalbo Vote: unanimous (Hein; Conte; LoBalbo; Boldt;

Brake-Smith; Contadino, Conte; Krueger; Meniconi; Pugliese)

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

- a. **Remove any uplighting of trees or structures to comply with Greenwich lighting regulations;**
- b. **Manage light spillage from the building and turn lights off when not in use during night time hours;**
- c. **Unify the fascia materials, existing and proposed - ARC suggested adding an architectural element that runs throughout the entire penthouse**

4. **Greenwich Country Day School - High School Campus, 257 Stanwich Road;** Application: **PLPZ201900004** for Exterior Alteration review **for alterations to the Theater Arts Center** on a property located at 257 STANWICH ROAD in the RA-2 Zone. *Last reviewed at 7-10-19 meeting at which Hein, LoBalbo, Boldt, Contadino, Conte, Meniconi, and Krueger.*

- [Click here for plans.](#)

Decision Status: **Return to a Meeting**

Motion: LoBalbo Second: Hein Vote: unanimous (Hein; Conte; LoBalbo; Boldt; Brake-Smith; Contadino, Conte; Krueger; Meniconi; Pugliese)

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

- a. **Review the transition from glass to hard wall;**
- b. **Review the height of the entrance;**
- c. **Review light diffusion through glass wall with sensitivity to the residential neighborhood;**
- d. **Review positive and negative space throughout the design;**
- e. **Help ARC understand the materials used throughout the design;**
- f. **Develop the bands of the glazing;**
- g. **Resolve glass wall as landmark;**
- h. **Adjust sidewalk configuration to match architecture.**

5. **62 Mason Street, LLC, 62 Mason Street; Application PLPZ 201800533** for an Exterior Alteration review for **lighting, landscaping, and roof plan only** on a property located at 62 MASON STREET in the CGB Zone. *Last reviewed at the 9-2-2020 meeting. Members present at that meeting: Hein, LoBalbo, Brake-Smith, Contadino, Conte, Krueger, Meniconi, and Pugliese.*

- [Click here for plans.](#)

Decision Status: **Does not Return**

Motion: Hein Second: LoBalbo Vote: unanimous (Hein; Conte; LoBalbo; Boldt; Brake-Smith; Contadino, Conte; Krueger; Meniconi; Pugliese)

**The applicant may move forward in the P+Z process based on the updated plans submitted.**

6. **95 East Putnam Avenue; Application PLPZ202000262 for landscaping only** on a property located at 95 East Putnam Avenue in the CGBR zone.

- [Click here for plans.](#)

Decision Status: **Return electronically**

Motion: Hein Second: Brake-Smith Vote: unanimous (Hein; Conte; LoBalbo; Boldt; Brake-Smith; Contadino, Conte; Krueger; Meniconi; Pugliese)

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

- a. **ARC endorses the planting plans but has concerns for the durability of the proposed wooden planters. The applicant shall provide updated plans and details including color, finish and durability, utilizing a different material.**

- II. **Indian Field Plaza, LLC, 522 East Putnam Avenue; Application PLPZ2020 for reconstruction of a retaining wall with fencing** on a property located at 522 East Putnam Ave. in the LB zone.

- [Click here for plans.](#)

Decision Status: **Return electronically**

Motion: Hein Second: Conte Vote: unanimous (Hein; Conte; LoBalbo; Boldt; Brake-Smith; Contadino, Conte; Krueger; Meniconi; Pugliese)

**The applicant shall implement the following update:**

- a. **Color of wall shall be Bedford Brown instead of the proposed Antique Grey.**

### III. Committee Business:

1. Review of Minutes of 9-7-2020. **Postponed**
2. Scheduling of 5-27-2020 (train station) meeting minutes for a workshop. **Postponed.**
3. Upcoming Annual Elections.
4. Any other Business. **None.**

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