

1. ARC_Agenda_2023_10_18

Documents:

[10-18-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2023_10_18

Documents:

[10-18-23 ARC ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, October 18, 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. Longshore Estates, 193 Hamilton Avenue, Application PLPZ 202300383** for Exterior Alteration review **for re-roof, siding replacement and skylights on Bldgs 1 through 4, at a multi family structure** on a property located at 193 Hamilton Avenue in the R-6 zone.
View application [here](#).
- 2. River House Adult Day Center, 125 River Rd. Ext., Application PLPZ 202300134** for Exterior Alteration review **for replacement of previous entry canopy with new brick and metal canopy/porte cochere** on a property located at 125 River Road Extension in the LB zone. *Last reviewed at the [8-2-23 meeting](#).*
View updated plans [here](#)
View previous plans [here](#).
View initial application [here](#).
- 3. Railroad Avenue Realty and Development, LLC, 281 Railroad Avenue, Application PLPZ 2023 00081** for Exterior Alteration review for **new four story mixed use building with retail on first floor, residential above to include moderate income units pursuant to Section 6-110 of the BZR** on a property located at 0 Woodland Drive aka

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.

281 Railroad Avenue in the GB zone. *Last reviewed at the [4/5/23 meeting](#).*
View updated plans [here](#).
View initial application [here](#).

II. Committee Business:

1. [REVISED 2024 meeting schedule](#). – generally follows 1st and 3rd Wednesdays, however October meetings are 2nd and 4th Wednesdays to avoid meeting being held on Rosh Hashanah. One July meeting (July 10th), one August meeting (Aug 7th).

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Town Hall • Planning and Zoning • 101 Field Point Road • Greenwich, CT 06830 • [203] 622-7894 • FAX [203] 622-3795 •
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**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

Wednesday, October 18, 2023 7:04 – 8:26 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; Leander Krueger; Peter Boldt

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

I. Exterior Alteration reviews:

1. **Longshore Estates, 193 Hamilton Avenue, Application PLPZ 202300383** for Exterior Alteration review **for re-roof, siding replacement and skylights on Bldgs 1 through 4, at a multi family structure** on a property located at 193 Hamilton Avenue in the R-6 zone.

View application [here](#).

Decision Status: Approved as Submitted

Motion: Hein *Second:* Krueger Vote: 4-0 (voting: Hein, Conte, Krueger, Boldt)

Notes:

- Slatestone gray variegated shingle; Light mist hardy plank

2. **River House Adult Day Center, 125 River Rd. Ext., Application PLPZ 202300134** for Exterior Alteration review **for replacement of previous entry canopy with new brick and metal canopy/porte cochere** on a property located at 125 River Road Extension in the LB zone. *Last reviewed at the [8-2-23 meeting](#).*

View updated plans [here](#)

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View initial application [here](#).

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Decision Status: Does Not Return

Motion: Hein Second: Conte Vote: 4-0 (voting: Hein, Conte, Krueger, 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.
- At applicant's discretion to increase the height slightly as needed for clearance of emergency vehicles

3. **Railroad Avenue Realty and Development, LLC, 281 Railroad Avenue, Application PLPZ 2023 00081** for Exterior Alteration review for **new four story mixed use building with retail on first floor, residential above to include moderate income units pursuant to Section 6-110 of the BZR** on a property located at 0 Woodland Drive aka 281 Railroad Avenue in the GB zone. *Last reviewed at the [4/5/23 meeting](#).*
View updated plans [here](#).
View initial application [here](#).

Decision Status: Return to Meeting

Motion: Hein Second: Conte Vote: 4-0 (voting: Hein, Conte, Krueger, Boldt)

Applicant to address the following comments:

- a. Provide elevations that include the full streetscape to left and right of subject building;
- b. Important to integrate more wood into the façade to improve the residential feel and break up the glass railing;
- c. Consider sconces as building lighting to reduce scale of ground level – while keeping in mind that light can not illuminate the façade/walls;
- d. Introduce muntin pattern to upper level windows for a more residential scale / aesthetic;
- e. Introduce additional shade trees / street trees – ARC recommends six red maples along front; consider replacing the emerald green arbor vitae with dark American arbor vitae to create a looser hedge;
- f. Signage will need to be reviewed by Sign Subcommittee, but the signage program should be considered now so it properly integrates into the building design;

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