

1. ARC_Agenda_2021_10_20

Documents:

[10-20-21 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2021_10_20

Documents:

[10-20-21 ARC REGULAR MEETING, FINAL AGENDA REVISED.PDF](#)

3. ARC_Agenda_2021_10_20

Documents:

[10-20-21 ARC REGULAR MEETING,ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, October 20, 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=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. Taco Bell, 1371 East Putnam Avenue, Applications PLPZ202100442 and 443** for Sign/Awning and Exterior Alteration review **for new eifs finish, fencing, updates to menu board and drive-thru canopy, landscaping, lighting, and face and freestanding signage updates** at a property located at 1371 East Putnam Avenue in the LB zone.
View signage application [here](#).
View exterior application [here](#).
- 2. 99 River Rd; Application PLPZ202100387** for an Exterior Alteration review **for exterior alterations including modifying roofline, new roofing, new windows, siding, landscaping, new bollard lighting and building lighting** at a property located at 99 River Road in the WB zone.
View initial application [here](#).
View updated plans [here](#) and action letter [here](#).
- 3. 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](#).

II. Committee Business:

1. Any Business. 2022 Schedule

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.

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

Wednesday, October 20, 2021 7:00 pm

Zoom Virtual Meeting

Webinar ID: 846 0372 5052

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I. Exterior Alteration reviews:

1. **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](#).
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 plans [here](#).
3. **99 River Rd; Application PLPZ202100387** for an Exterior Alteration review **for exterior alterations including modifying roofline, new roofing, new windows, siding, landscaping, new bollard lighting and building lighting** at a property located at 99 River Road in the WB zone.
View initial application [here](#).
View updated plans [here](#) and action letter [here](#).
4. **Taco Bell, 1371 East Putnam Avenue, Applications PLPZ202100442 and 443** for Sign/Awning and Exterior Alteration review **for new eifs finish, fencing, updates to menu board and drive-thru canopy, landscaping, lighting, and face and freestanding signage updates** at a property located at 1371 East Putnam Avenue in the

LB zone.

View signage application [here](#).

View exterior application [here](#).

II. Committee Business:

1. Any Business. 2022 Schedule

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ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA Regular Meeting

**Wednesday, October 20, 2021 7:01pm – 9:48pm
Zoom Virtual Meeting**

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson, Graziano Meniconi, Secretary; Peter Boldt, Heidi Brake-Smith, Louis Contadino, Katherine LoBalbo (left at 9:14pm), Paul Pugliese (left at 9pm)

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

I. Exterior Alteration reviews:

1. **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](#).

Decision Status: **Approved as noted.**

Motion: Hein Second: Pugliese Vote: 8-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, LoBalbo, Pugliese)

Approved as follows:

1. **ARC recognizes that the lighting is needed for security reasons;**
2. **The fixtures will be an improvement to variable light in terms of lumens, temperature and spillage;**
3. **Any light spillage beyond the property line shall be managed and must meet footcandle limits per Building Zone Regulations (0.5 in commercial zones, 0.1 in residential zones);**
4. **All lighting shall be consistent in color and temperature at no more than 4000 Kelvin;**
5. **ARC encourages the applicant to turn lighting off at an appropriate time, such as 10 or 11pm;**
6. **The street lights offer added illumination of the site (and the sidewalk) so the number of lighting fixtures on the subject property can be reduced in this area;**
7. **ARC strongly encourages the applicant to add robust landscaping along East Putnam Avenue, based on the research and principles of the P+Z POCD Greenscape Committee.**

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 and relocating a transformer and generator with associated fencing** on a property at 10 Hillside Road in the R-20 zone.
View plans [here](#).

Decision Status: **Generator, transformer and associated fencing ONLY Approved as noted.**

Motion: Hein Second: Conte Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, LoBalbo)

Applicant to submit plans to reflect the following:

1. **Submit landscaping plan consisting of 7-12 specimens of evergreen such as Mountain laurel, pine, hemlock, or other native evergreen in the area between the fenced enclosure and the rain garden to visually connect and screen generator from activity side of the track and sports fields.**

Decision Status: **Visitor Building Project to Return to A Meeting**

Motion: Hein Second: Meniconi Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, LoBalbo)

Applicant to submit updated plans to reflect the following:

1. **Applicant to address question of kiosk final design – ARC was presented 3 options and expected a return for review of final design;**
2. **The visitor building does not successfully relate architecturally with other buildings on site – ie, angular utilitarian home team, the “gingerbready” kiosk and visitor building presents a different aesthetic and materials; further, the bridge is the only structure that is stone;**
3. **The applicant should revisit the maintenance building type appearance of the visitor building along with the bathroom doors on the elevation that faces the entry kiosk;**
4. **Applicant to provide materials list and samples for the visitor building and demonstrate how it relates to the other buildings;**
5. **ARC suggested merging the visitor building with the bleachers, similar to home stand side;**
6. **Applicant to review pedestrian flow and walkways – is there a need for the walkway directly to visitor building?**
7. **Review the landscaping plan with attention on the amount of trees removed, especially those of significant caliper and canopy.**

3. **99 River Rd; Application PLPZ202100387** for an Exterior Alteration review **for exterior alterations including modifying roofline, new roofing, new windows, siding, landscaping, new bollard lighting and building lighting** at a property located at 99 River Road in the WB zone.
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Decision Status: **Forward to P+Z with positive recommendation.**

Motion: Hein Second: Brake-Smith Vote: 6-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino)

Notes:

1. **ARC finds that the architect presented a compelling creative idea;**
 2. **ARC noted references to Cannery Row -working industrial fishing port;**
 3. **Recommendations include possibility of adding glass to the elevated element on the rear/river side of building; inverting the front/street side dormers;**
 4. **Landscaping as proposed was accepted by ARC.**
4. **Taco Bell, 1371 East Putnam Avenue, Applications PLPZ202100442 and 443** for Sign/Awning and Exterior Alteration review **for new eifs finish, fencing, updates to menu board and drive-thru canopy, landscaping, lighting, and face and freestanding signage updates** at a property located at 1371 East Putnam Avenue in the LB zone.
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APPLICANT DID NOT ATTEND SO APPLICATION POSTPONED TO FUTURE MEETING

II. Committee Business:

1. Any Business. 2022 Schedule – **consensus was to stay with 1st and 3rd Wednesday schedule.**

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