1. ARC_Agenda_2020_10_21
   Documents:
   10-21-2020 ARC REGULAR MEETING, TENTATIVE AGENDA.PDF

2. ARC_Agenda_2020_10_21
   Documents:
   10-21-2020 ARC REGULAR MEETING, FINAL AGENDA.PDF

3. ARC_Agenda_2020_10_21
   Documents:
   10-21-2020 ARC REGULAR MEETING ACTION AGENDA DRAFT.PDF

4. ARC_Agenda_2020_10_21
   Documents:
   10-21-2020 ARC REGULAR MEETING ACTION AGENDA FINAL.PDF
ARCHITECTURAL REVIEW COMMITTEE
TENTATIVE AGENDA Regular Meeting

Wednesday, October 21st, 6:30 pm
Zoom Virtual Meeting

Please click the link below to join the webinar:
https://greenwichct.zoom.us/j/83441610011?pwd=STk4VkVyRzFob1pUYUJmbnBORz
hJZz09

Webinar ID: 834 4161 0011
Password: 5148940

Or Telephone:
Dial US: +1 646 518 9805

I. Exterior Alteration Applications:
   1. 10 Lexington Ave, LLC, 10 Lexington Ave. PLPZ202000279 – Remove two
      balconies. Revise balcony access doors to windows. Add new first floor roof
      over basement entry to standing seam copper roof to match front entry.
      Remove stone base and replace with stucco. Revise upper low shed roof from
      standing seam copper to asphalt shingle. Revise rear gate to trash from
      driveway side to rear. Relocate generator to upper grass landing at rear of
      the building on a property located at 10 Lexington Ave. in the CGB zone. Last
      reviewed at the 11-20-2019 meeting at which Hein, LoBalbo, Cohen, Conte,
      Krueger, Meniconi, Pugliese, Brake-Smith were present.

II. Regular Committee Business:
   1. Review of Minutes of 9-2 and 10-7 meetings.
   2. 5-27-2020 Train Station meeting minutes – schedule a workshop.
   3. Elections to be held in November.
   4. 2021 meeting schedule.
   5. Any other Business.

III. Sign/Awning Reviews:
   1. Getty Leasing, 1324 East Putnam Ave.; Application PLPZ202000249 for LED
      sign, freestanding sign, blade signs and dispenser signs on a property located at
      1324 East Putnam Avenue, Old Greenwich in the LB Zone. AL WHITING
   2. J. McLaughlin, 55 East Putnam Ave, Application PLPZ202000254 for a
Sign/Awning review for change of awning color at a property located at 45-55 East Putnam Avenue in the CGBR zone.

3. Raphael's Bakery, 35 East Elm Street; Application PLPZ202000273 for signage on a property located at 35 – 41 East Elm Street in the CGB zone.

4. TD Bank, 231 Greenwich Ave. PLPZ202000274 for Sign /Awning review for façade signage and parking signs on a property located at 231 Greenwich Ave. in the CGBR zone.

5. Stubbs and Wooton, 371 Greenwich Ave.; Application PLPZ202000264 for one façade sign on a property located at 371 Greenwich Ave in the CGBR zone.

IV. Sign Sub-Committee Business:

1. Review of Minutes of 8-31 and 10-5 meetings.

V. Pending sign applications to be scheduled for future meetings:

1. Pickwick Properties, TD Bank, 1 Greenwich Ave./3 Pickwick Plaza, PLPZ2020000275 for a Sign/Awning review for façade signage on a property located at 1 Greenwich Ave. in the CGBR zone.

2. Sutton Land, 315 Greenwich Ave., PLPZ202000276 for Sign/Awning review for new awning and storefront framing updates on a property located at 315 Greenwich Ave. in the CGBR zone.

3. William Raveis, 45 Field Point Road, PLPZ202000277 for Sign/Awning review for a freestanding sign on a property located at 45 Field Point Road in the CGB zone.

4. Gulf Station, 370 East Putnam Avenue, Application: PLPZ202000015 for Sign/Awning review of refacing of freestanding sign, price sign with LED lighting on façade on a property located at 370 East Putnam Avenue in the LB zone. (revised plans required)

5. 95 East Putnam Avenue; Application PLPZ202000262 for signage review only of two façade signs on a property located at 95 East Putnam Avenue in the CGBR zone. (revised plans required)

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ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting

Wednesday, October 21\textsuperscript{st}, 6:30 pm
Zoom Virtual Meeting

Please click the link below to join the webinar:
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hJZz09

Webinar ID: 834 4161 0011
Password: 5148940

Or Telephone:
Dial US: +1 646 518 9805

I. Exterior Alteration Applications:
   1. 10 Lexington Ave, LLC, 10 Lexington Ave. Application PLPZ202000279 for Exterior Alteration review to \textbf{Remove two balconies. Revise balcony access doors to windows. Add new first floor roof over basement entry to standing seam copper roof to match front entry. Remove stone base and replace with stucco. Revise upper low shed roof from standing seam copper to asphalt shingle. Revise rear gate to trash from driveway side to rear. Relocate generator to upper grass landing at rear of the building} on a property located at 10 Lexington Ave. in the CGB zone. \textit{Last reviewed at the 11-20-2019 meeting at which Hein, LoBalbo, Cohen, Conte, Krueger, Meniconi, Pugliese, Brake-Smith were present.}

   \begin{itemize}
   \item Review plans here.
   \item Review presentation here.
   \end{itemize}

II. Regular Committee Business:

   1. Review of Minutes of 9-2 and 10-7 meetings.
   2. 5-27-2020 Train Station meeting minutes – schedule a workshop.
   3. Elections to be held in November.
   4. 2021 meeting schedule.
   5. Any other Business.

III. Sign/Awning Reviews:

   1. Getty Leasing, 1324 East Putnam Ave.; Application PLPZ202000249 for
Sign/Awning review for **LED sign, freestanding sign, blade signs and dispenser signs** on a property located at 1324 East Putnam Avenue, Old Greenwich in the LB Zone.

[Review plans here.](#)

2. **J. McLaughlin, 55 East Putnam Ave, Application PLPZ202000254** for Sign/Awning review for a Sign/Awning review for **change of awning color** at a property located at 45-55 East Putnam Avenue in the CGBR zone.

[Review plans here.](#)

3. **Raphael’s Bakery, 35 East Elm Street; Application PLPZ202000273** for Sign/Awning review for **signage** on a property located at 35 – 41 East Elm Street in the CGB zone.

[Review plans here.](#)

4. **TD Bank, 231 Greenwich Ave. PLPZ202000274** for Sign/Awning review for **façade signage and parking signs** on a property located at 231 Greenwich Ave. in the CGBR zone.

[Review plans here.](#)

5. **Stubbs and Wooton, 371 Greenwich Ave.; Application PLPZ202000264** for Sign/Awning review for **one façade sign** on a property located at 371 Greenwich Ave in the CGBR zone.

[Review updated plans here.](#)
[Review original plans here.](#)

IV. **Sign Sub-Committee Business:**

1. Review of Minutes of 8-31 and 10-5 meetings.

V. **Pending sign applications to be scheduled for future meetings:**

1. **Pickwick Properties, TD Bank, 1 Greenwich Ave./3 Pickwick Plaza, PLPZ2020000275** for a Sign/Awning review for **façade signage** on a property located at 1 Greenwich Ave. in the CGBR zone.

2. **Sutton Land, 315 Greenwich Ave., PLPZ202000276** for Sign/Awning review for **new awning and storefront framing updates** on a property located at 315 Greenwich Ave. in the CGBR zone.

3. **William Raveis, 45 Field Point Road, PLPZ202000277** for Sign/Awning review for **a freestanding sign** on a property located at 45 Field Point Road in the CGB zone.
4. Gulf Station, 370 East Putnam Avenue, Application: PLPZ202000015 for Sign/Awning review of **refacing of freestanding sign, price sign with LED lighting on façade** on a property located at 370 East Putnam Avenue in the LB zone. (revised plans required)

5. 95 East Putnam Avenue; Application PLPZ202000262 for Sign/Awning review for **signage review only of two façade signs** on a property located at 95 East Putnam Avenue in the CGBR zone. (revised plans required)

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ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting

Wednesday, October 21st, 6:30 pm – 9:05 pm

Zoom Virtual Meeting
Action Agenda draft

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Katherine LoBalbo, Secretary; Heidi Brake-Smith; Paul Pugliese; Leander Krueger (arrived at 6:39 pm); Graziano Meniconi (arrived at 6:35 pm);

Staff Present: Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

I. Exterior Alteration Applications:
   1. 10 Lexington Ave, LLC, 10 Lexington Ave. Application PLPZ202000279 for Exterior Alteration review to Remove two balconies. Revise balcony access doors to windows. Add new first floor roof over basement entry to standing seam copper roof to match front entry. Remove stone base and replace with stucco. Revise upper low shed roof from standing seam copper to asphalt shingle. Revise rear gate to trash from driveway side to rear. Relocate generator to upper grass landing at rear of the building on a property located at 10 Lexington Ave. in the CGB zone. Last reviewed at the 11-20-2019 meeting at which Hein, LoBalbo, Cohen, Conte, Krueger, Meniconi, Pugliese, Brake-Smith were present.
       Review plans here.
       Review presentation here.

       Decision Status: Does not Return to ARC, recommend to PZ Commission as presented
       Motion: Hein Second: LoBalbo Vote: unanimous 7-0 (Hein; LoBalbo; Brake-Smith; Cohen; Krueger; Meniconi; Pugliese)

II. Regular Committee Business:
   1. Review of Minutes of 9-2 and 10-7 meetings.
      a. 9-2 meeting notes – approved as submitted
         Motion: Hein Second: Brake-Smith Vote: unanimous 7-0 (Hein; LoBalbo; Brake-Smith; Cohen; Krueger; Meniconi; Pugliese)
      b. 10-7 meeting notes – To be edited as noted below
Motion: Hein Second: LoBalbo Vote: unanimous 7-0 (Hein; LoBalbo; Brake-Smith; Cohen; Krueger; Meniconi; Pugliese)

- Eastern Greenwich Civic Center, PLPZ 2020 00263
  - Do not feel what the applicant proposed betters the site than what is there now in relation to the drop-off/parking/pedestrian circulation
  - “total fail”
  - ARC does not recommend this design to the PZ Commission
  - Solar panels need to be incorporated, and technical analysis is needed to know placement and how many panels
  - Applicant seems to have no concept of energy consumption, glazing/windows for the project may seem excessive

- Greenwich Country Day School, PLPZ 2019 00004
  - Concerns about the various architecture styles coming together
  - “to match architecture” in “bullet h” need a more expansive description

- Revised notes to be circulated prior to final approval

2. 5-27-2020 Train Station meeting minutes – schedule a workshop.
   a. Hold off on scheduling a workshop. Believe P+Z has what they need to move forward, and the Final Site Plan has not been submitted yet.

3. Elections to be held in November.

4. 2021 meeting schedule.
   a. To be reviewed by members and maybe a vote at the next meeting

5. Any other Business. None.

III. Sign/Awning Reviews:

1. Getty Leasing, 1324 East Putnam Ave.; Application PLPZ202000249 for Sign/Awning review for LED sign, freestanding sign, blade signs and dispenser signs on a property located at 1324 East Putnam Avenue, Old Greenwich in the LB Zone.
   Review plans here.

Decision Status: Return electronically (email: manastasio@greenwichct.org)
Motion: Hein Second: Pugliese Vote: unanimous 4-0 (Hein; Brake-Smith; Cohen; Pugliese)

The applicant shall submit updated plans to reflect the following:
   a. The pole and guardrail shall be painted the darker “gulf gray” to match the color of the trash receptacle;
b. The logo on the freestanding sign shall not exceed 17” as presented;
c. The pump numbers shall be updated to be white with black lettering instead of the proposed orange and white;
d. Applicant shall confirm on plans that the background of the freestanding sign is not illuminated, only the logo and lettering should be illuminated;
e. Restore the building to some logical architectural state after removing signs from the exterior;
f. It is noted that LED / programmable price signs are no longer permitted per the Regulations; Zoning Enforcement must therefore confirm that the updated signs are compliant based on State Statutes;
g. ARC encourages the applicant/owner to add landscaping to improve the property and the streetscape, based on the principles and goals established by the POCD and the Greenscape Committee.

2. J. McLaughlin, 55 East Putnam Ave, Application PLPZ202000254 for Sign/Awning review for a Sign/Awning review for change of awning color at a property located at 45-55 East Putnam Avenue in the CGBR zone.
   Review plans here.

Decision Status: Approve as submitted
Motion: Hein Second: Brake-Smith Vote: unanimous 4-0 (Hein; Brake-Smith; Cohen; Pugliese)

3. Raphael’s Bakery, 35 East Elm Street; Application PLPZ202000273 for Sign/Awning review for signage on a property located at 35 – 41 East Elm Street in the CGB zone.
   Review plans here.

Decision Status: Approve as submitted
Motion: Hein Second: Cohen Vote: unanimous 4-0 (Hein; Brake-Smith; Cohen; Pugliese)

4. TD Bank, 231 Greenwich Ave. PLPZ202000274 for Sign /Awning review for façade signage and parking signs on a property located at 231 Greenwich Ave. in the CGBR zone.
   Review plans here.

Decision Status: Approve as submitted with the following comments
Motion: Hein Second: Brake-Smith Vote: unanimous 4-0 (Hein; Brake-Smith;
Cohen; Pugliese)

The applicant shall submit updated plans to reflect the following:

a. Clean up the many signs/flyers on the glass front door.
   i. Applicant can work with Zoning Enforcement to determine proper protocol for health-related (Covid) signs that are “temporary” on the front door;

b. The existing sign cabinet is illuminated, and it will stay illuminated.

c. Encourage the applicant to match green colors on the logo, so the band under the text matches the new color of the box.

5. Stubbs and Wooton, 371 Greenwich Ave.; Application PLPZ202000264 for Sign/Awning review for one façade sign on a property located at 371 Greenwich Ave in the CGBR zone.

   Review updated plans here.
   Review original plans here.

Decision Status: Approve as submitted
Motion: Hein Second: Cohen Vote: unanimous 4-0 (Hein; Brake-Smith; Cohen; Pugliese)

The following was noted by the applicant:

a. No lighting is proposed with the sign

b. The applicant is proposing to align with existing bricks

IV. Sign Sub-Committee Business:

1. Review of Minutes of 8-31 and 10-5 meetings. 8-31 and 10-5 meeting notes – approved as submitted

   Motion: Hein Second: Pugliese Vote: unanimous 4-0 (Hein; Brake-Smith; Cohen; Pugliese)

2. Note for the upcoming Regulations review that a standard Kelvin / CRI index should be established.

V. Pending sign applications to be scheduled for future meetings:

1. Pickwick Properties, TD Bank, 1 Greenwich Ave./3 Pickwick Plaza, PLPZ2020000275 for a Sign/Awning review for façade signage on a property located at 1 Greenwich Ave. in the CGBR zone.

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5. **95 East Putnam Avenue; Application PLPZ202000262** for Sign/Awning review for **signage review only of two façade signs** on a property located at 95 East Putnam Avenue in the CGBR zone. (revised plans required)

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       Review plans here.
       Review presentation here.

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