

1. ARC_Agenda_2019_10_23

Documents:

[10-23-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2019_10_23

Documents:

[10-23-19 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF](#)

3. ARC_Agenda_2019_10_23

Documents:

[10-23-19 ARC REGULAR MEETING, ACTION AGENDA FINAL.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA
Regular Meeting**

**Wednesday, October 23, 2019
7:00 PM**

Cone Room, 2nd Floor
Town Hall, 101 Field Point Road, Greenwich

NOTE to applicants: Applicants or their representatives **must be present at the meeting** for which their item is scheduled.

Sign/Awning applicants are required to provide **samples of colors and materials at the meeting.** Exterior Alteration applicants are required to **bring eight (8) sets of all plans to the meeting, along with color and material samples.** Full sized plans are preferred, and required for large scale projects. If legible and to scale, reduced sized plans can be provided for small scale projects.

I. Committee Business:

1. Review of Minutes of 10-9-19 meeting.
2. 2020 meeting schedule.
3. Scheduling the annual election.
4. Any other Business.

II. Sign/Awning Reviews:

1. **Isabella Garrucho Fine Art, 30 West Putnam Ave.;** Application: **PLPZ201900411** for a Sign / Awning review for a **facade sign** on a property located at 30 WEST PUTNAM AVENUE, in the CGBR Zone.
2. **Lighthouse Technology Partners, 103 Mason Street;** Application: **PLPZ201900404** for a Sign review for **two facade signs** on a property located at 103 MASON STREET in the CGB Zone. *Note: Fabric color change (green to black) of awnings reviewed at previous meeting. Applicant returning to provide additional information for proposed signage request.*

III. Exterior Alteration Applications:

1. **HFO Group, 10 Lexington Ave.;** Application: **PLPZ201900422** for an Exterior Alteration to **demolish existing building and construct new building with new landscaping, hardscape, site lighting, and on grade HVAC units and generator** on a property located at 10 LEXINGTON AVENUE in the CGB Zone.

2. **240 GA Residential, 240 Greenwich Ave/ West Elm Street.**; Application: **PLPZ201900006** for an Exterior Alteration review to **construct a new multi-family residential building (behind the existing Bank of America building) with underground and surface parking, new landscaping and lighting** on a property located at 240 GREENWICH AVENUE in the CGBR Zone. *Last reviewed at 4/3/19 meeting at which members Richard Hein, Chairperson; Mark Strazza, Co-Vice-Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Louis Contadino; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith were present.*
3. **Greenwich Library, 101 West Putnam Ave.;** Application: **PLPZ201900418** for an Exterior Alteration review to **enclose a portion of courtyard to increase auditorium lobby by 240 sq ft. and revise courtyard layout and landscaping** on a property located at 101 WEST PUTNAM AVENUE in the CGB Zone.
4. **Eagle Hill Foundation, 49 Northfield Street;** Application: **PLPZ201900297** for an Exterior Alteration review for **installation of four AC condensers, new windows, new trash receptacle, and exterior water heater vents on a four-family dwelling** on a property located at 49 NORTHFIELD STREET in the R-6 Zone. *Last reviewed at the 7/24/19 meeting at which members Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith were present.*
5. **Kevin & Jelena Brown, 25 Edgewood Avenue;** Application: **PLPZ201900304** for an Exterior Alteration review **for exterior alterations including new siding, new railing, new windows and doors and building lighting** on a property located at 25 EDGEWOOD AVENUE in the R-6 Zone. *Last reviewed at the 10-9-19 meeting at which members Strazza, LoBalbo, Brake-Smith, Boldt, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.*
6. **St. Michael's Church, 469 North Street;** Application: **PLPZ201900403** for Exterior Alteration review of a **new 30 kw generator at the front of the rectory** on a property located at 469 North Street in the RA-1 zone.

ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA draft
Regular Meeting

Wednesday, October 23, 2019
7:00 PM – 10:03 PM

Cone Room, 2nd Floor
Town Hall, 101 Field Point Road, Greenwich

Members Present: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Peter Boldt; Rhonda Cohen; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese (arrived after Sign review); Heidi Brake-Smith.

Members Absent: Katherine LoBalbo, Secretary;

Staff Present: Marisa Anastasio, Senior Planner and Bianca Dygert, Planner II.

I. Sign/Awning Reviews:

1. **Isabella Garrucho Fine Art, 30 West Putnam Ave.;** Application: **PLPZ201900411** for a Sign / Awning review for a **façade sign** on a property located at 30 WEST PUTNAM AVENUE, in the CGBR Zone.

Decision Status: **Approved as submitted.**

Motion: Hein Second: Strazza Vote: unanimous (Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, Brake-Smith)

Notes:

- Sign will be pin mounted directly into façade – ARC requests that applicant make every effort to limit the damage to the surface of the façade and/or develop a plan for repair if/when sign is ever removed.

2. **Lighthouse Technology Partners, 103 Mason Street;** Application: **PLPZ201900404** for a Sign review for **two façade signs** on a property located at 103 MASON STREET in the CGB Zone. *Note: Fabric color change (green to black) of awnings reviewed at previous meeting. Applicant returning to provide additional information for proposed signage request.*

POSTPONED (to be rescheduled once applicant submits all required information).

II. Committee Business:

1. Review of Minutes of 10-9-19 meeting. Check specific time for light shut off for 103 Mason St. (Brake-Smith). Add description of required tree planting for 255 Field Point Road (Conte) —add “to soften tallest elevation of building from street view” to “add at least one tree”. For 105 Prospect Street -- add “spacing” to “Review the scale of batten” because the intent is to adjust the batten spacing not the actual size of battens (Strazza). Motion: JC 1st / MS 2nd / vote: unan.
2. 2020 meeting schedule. Talk about it at 11/6/19. Possibly meeting at 6pm for signage. Or we can start signage at 7 and then regular members come in at 7:45pm. Cap signs at 10 minutes each.
3. Scheduling the annual election. Scheduled for 11/6/19.
4. Any other Business. More serious sign enforcement is important (Hein). Driving through town it is clear that unpermitted signs make ARC sign review counterproductive unless there is enforcement. ARC should make a statement that sign violations be enforced inefficiently. Meniconi agrees— small things like numerous violating signs can impact aesthetics more so than even buildings. POCD calls for new signage regulations — so enforcement should be priority with those new regulations. Hein will draft language to formally voice dissatisfaction to forward to P+Z.

III. Exterior Alteration Applications:

1. **HFO Group, 10 Lexington Ave.;** Application: **PLPZ201900422** for an Exterior Alteration to **demolish existing building and construct new building with new landscaping, hardscape, site lighting, and on grade HVAC units and generator** on a property located at 10 LEXINGTON AVENUE in the CGB Zone.

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

Motion: Hein Second: Strazza Vote: unanimous (Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliesi, Brake-Smith)

ARC's recommendations and notes:

- Eliminate parking in front yard and replace with green area/landscaping.
- Screening of side yard is solely reliant on neighbor's existing vegetation and this is not acceptable. Asphalt on subject property up to property line is not acceptable. Screening /landscaping should be added on subject property.
- There should be greater emphasis on green area than on parking count from ARC's perspective.
- Arch details were discussed – such as making the varying roof lines more compatible / cable rail to be better integrated into porches (currently dies into the gable) possibly add a parapet wall / office window looks too crammed into corner. Applicant to review and return with additional details and/or revisions.
- Think about a pyramidal cap on stone wall to echo building lines vs. the flat cap proposed.
- Submit site sections to reflect bulk and height of adjacent buildings and to provide understanding of natural features /topography of surrounding areas.

2. **240 GA Residential, 240 Greenwich Ave/ West Elm Street.**; Application: **PLPZ201900006** for an Exterior Alteration review to **construct a new multi-family residential building (behind the existing Bank of America building) with underground and surface parking, new landscaping and lighting** on a property located at 240 GREENWICH AVENUE in the CGBR Zone. *Last reviewed at 4/3/19 meeting at which members Richard Hein, Chairperson; Mark Strazza, Co-Vice-Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Louis Contadino; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith were present.*

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

Motion: Hein Second: Contadino Vote: unanimous (Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliesi, Brake-Smith)

Applicant to submit plans and documentation to address:

- Thinness of screen wall at corner to be revisited – does this need to be thicker?
- Add a tree to canopy over the terrace in addition to proposed pin oak. Pin oak to slide closer to sidewalk.
- Treat the canopy as the “moment” – add articulation. Change to a more sophisticated color than the proposed orange. Consider brushed aluminum or dark charcoal.
- Review the angle of the ramp.
- Look at curb cut in area of ATM – can the position of ATM and/or pavement be reworked to provide more green area and less pavement?
- Lighting appears to be acceptable.
- Address the logic of banding — perhaps alignment should be adjusted, perhaps wood should be introduced.
- Show the elevator bulkhead more clearly on plans.
- Penthouse should be special within the roof top canvas vs just plain bulkhead —should have architectural significance.
- Address privacy concerns for patios facing atm parking lot.
- New application needed for any proposed signage.

3. **Greenwich Library, 101 West Putnam Ave.;** Application: **PLPZ201900418** for an Exterior Alteration review to **enclose a portion of courtyard to increase auditorium lobby by 240 sq ft. and revise courtyard layout and landscaping** on a property located at 101 WEST PUTNAM AVENUE in the CGB Zone.

Decision Status: **Return electronically (submit revisions to manastaasio@greenwichct.org) / Return with a new application for lighting and signage**

Motion: Hein Second: Brake-Smith Vote: unanimous (Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliesi, Brake-Smith)

Submit plans to reflect the following:

- Meniconi / Contadino — to review electronic revisions when submitted.
- Submit consistent renderings and elevations that accurately depict the sliding glass wall – currently looks like two sets of swinging doors.
- Add variations to sitting wall and add a tree in courtyard (honey locust suggested).
- Samples of slate provided at meeting – more muted than rendering which ARC appreciated.
- Return to committee for lighting and signage to include photometric plans and spec sheets. Arc recommends low level lighting such as LED's on underside of hand rail instead of pole lights.

4. **Eagle Hill Foundation, 49 Northfield Street;** Application: **PLPZ201900297** for an Exterior Alteration review for **installation of four AC condensers, new windows, new trash receptacle, and exterior water heater vents on a four-family dwelling** on a property located at 49 NORTHFIELD STREET in the R-6 Zone. *Last reviewed at the 7/24/19 meeting at which members Hein, Strazza, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith were present.*

Decision Status: **Does not return.**

Motion: Strazza Second: Meniconi Vote: unanimous (Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliesi, Brake-Smith)

Submit plans to reflect the following:

- 54” fence in white (sample provided at meeting) is accepted by ARC as screening for A/C units.
- Applicant to plan Dark American Arborvitae instead of the proposed Spartan Juniper as screening for trash enclosure and vents.
- ARC accepts the proposed windows.

5. **Kevin & Jelena Brown, 25 Edgewood Avenue**; Application: **PLPZ201900304** for an Exterior Alteration review **for exterior alterations including new siding, new railing, new windows and doors and building lighting** on a property located at 25 EDGEWOOD AVENUE in the R-6 Zone. *Last reviewed at the 10-9-19 meeting at which members Strazza, LoBalbo, Brake-Smith, Boldt, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.*

Decision Status: **Return electronically (submit revisions to manastasio@greenwichct.org).**

Motion: Strazza Second: Meniconi Vote: unanimous (Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliesi, Brake-Smith)

Submit plans to reflect the following:

- Provide specs of the proposed fencing around condenser.
- Awnings are accepted by ARC.
- Wall packs light – return with a substitution that extend out from wall such as goosenecks. Wall packs will result in wall-washing of light which is not acceptable.
- Railing – white pvc with square ballister is acceptable as proposed – applicant must be sure that the height meets Building Code for multifamily structures.

6. **St. Michael's Church, 469 North Street**; Application: **PLPZ201900403** for Exterior Alteration review of a **new 30 kw generator at the front of the rectory** on a property located at 469 North Street in the RA-1 zone.

POSTPONED.

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4. Any other Business. More serious sign enforcement is important (Hein). Driving through town it is clear that unpermitted signs make ARC sign review counterproductive unless there is enforcement. ARC should make a statement that sign violations be enforced inefficiently. Meniconi agrees— small things like numerous violating signs can impact aesthetics more so than even buildings. POCD calls for new signage regulations — so enforcement should be priority with those new regulations. Hein will draft language to formally voice dissatisfaction to forward to P+Z.

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ARC's recommendations and notes:

- ARC recommends eliminating the parking space in the front yard and replacing with green area/landscaping.
- Screening of side yard is solely reliant on neighbor's existing vegetation and this is not acceptable. Asphalt on subject property up to property line is not acceptable. Screening /landscaping should be added on subject property.
- There should be greater emphasis on green area than on parking count from ARC's perspective.
- Arch details were discussed – such as making the varying roof lines more compatible / cable rail to be better integrated into porches (currently dies into the gable) possibly add a parapet wall / office window looks too crammed into corner. Applicant to review and return with additional details and/or revisions.
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Decision Status: **Return to a meeting.**

Motion: Hein Second: Contadino Vote: unanimous (Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliesi, Brake-Smith)

Applicant to submit plans and documentation to address:

- Thinness of screen wall at corner to be revisited – does this need to be thicker?
- Add a tree to canopy over the terrace in addition to proposed pin oak. Pin oak to slide closer to sidewalk.
- Treat the canopy as the “moment” – add articulation. Change to a more sophisticated color than the proposed orange. Consider brushed aluminum or dark charcoal.
- Review the angle of the ramp.
- Look at curb cut in area of ATM – can the position of ATM and/or pavement be reworked to provide more green area and less pavement?
- Lighting appears to be acceptable.
- Address the logic of banding — perhaps alignment should be adjusted, perhaps wood should be introduced.
- Show the elevator bulkhead more clearly on plans.
- Penthouse should be special within the roof top canvas vs just plain bulkhead —should have architectural significance.
- Address privacy concerns for patios facing atm parking lot.
- The discrepancy on the renderings and elevations regarding the location of the address signage should be rectified.
- New application needed for any proposed signage. ARC recommends placing address number on canopy and the “JLofts” lettering place on front of building toward the corner where people enter.

3. **Greenwich Library, 101 West Putnam Ave.;** Application: **PLPZ201900418** for an Exterior Alteration review to **enclose a portion of courtyard to increase auditorium lobby by 240 sq ft. and revise courtyard layout and landscaping** on a property located at 101 WEST PUTNAM AVENUE in the CGB Zone.

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Motion: Hein Second: Brake-Smith Vote: unanimous (Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliesi, Brake-Smith)

Submit plans to reflect the following:

- Meniconi / Contadino — to review electronic revisions when submitted.
 - Submit consistent renderings and elevations that accurately depict the sliding glass wall – currently looks like two sets of swinging doors. ARC recommends glass/glazing be maximized while mullions should be minimized.
 - Add variations to sitting wall and add a tree in courtyard (honey locust suggested). Applicant agreed they did not want a tree in the center and ARC was okay with a new tree in a planter by the wall. ARC recommends the tree to be a visual asset to be viewed through the window across the courtyard.
 - Samples of slate provided at meeting – more muted than rendering which ARC appreciated.
 - Return to committee for lighting and signage to include photometric plans and spec sheets. Arc recommends low level lighting such as LED's on underside of hand rail instead of pole lights.
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POSTPONED.

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 as soon as possible in advance of the event.