

1. ARC_Agenda_2022_11_02

Documents:

[11-2-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2022_11_02

Documents:

[11-2-22 ARC MEETING ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, Nov. 2nd, 2022 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=bVpDelhRSHNEYWc3NnJiWmM3RUdDQ09>

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. Sign/Awning reviews:

1. **Bruce Museum, 1 Museum Dr., Application: PLPZ 2022 00486**, for Sign/Awning review for **directional signage, building signage, freestanding outdoor signs and a freestanding monument sign** on a property located at 1 Museum Drive in the R-6 zone. *Preliminarily reviewed at 10-31-22 meeting.*
View application [here](#).

II. Exterior Alteration reviews:

1. **UB Greenwich II, 178 Sound Beach, Application PLPZ 202100580** Exterior Alteration review **for replacing brick with bluestone to match existing** on a property located at 178-188 Sound Beach Avenue in the LBR-2 zone. *Last reviewed at 1-19-22 meeting.*
View updated plans [here](#).
2. **FM Greenwich Owner LLC, 1700 East Putnam Ave., Application PLPZ 202200423 and 429** for Exterior Alteration review **for new rooftop terrace and proposed installation of new exterior doors, 2 small patios, reconfigure walkways, replace light bollards, revamp landscaping, install circular bench, install planters for screening** on a property located at 1700 East Putnam Ave. in the GB zone. *Last reviewed at 9-7-22 meeting.*
View updated plans [here](#).

3. **WIN-WICH Mason LLC, 145 Mason St. Application PLPZ202200457** for Exterior Alteration review **for exterior updates to existing building including masonry stain, new windows, handicap ramp, railings, plantings, lighting, replacement of elevator, replacement of rooftop mechanicals,** on a property located at 145 Mason St. in the CGB zone. *Last reviewed at 10-5-22 meeting and 10-17-22 field meeting .*
View updated plans [here](#).
4. **Greenwich Boys and Girls Club, 4 Horseneck Lane, Application PLPZ 202200476** for Exterior Alteration review **new lobby with canopy and building a new, full-size gymnasium over the existing parking lot (enclosing most of the on-site parking below) with new first floor outdoor terrace, outdoor amphitheater seating and terrace, updates to HVAC, lighting and landscaping** on a property located at 0 and 4 Horseneck Lane in the R-6 zone.
View application [here](#).
5. **New Country Porsche, 241 West Putnam Ave., Application PLPZ 202200420** for Exterior Alteration review **to enlarge a drop-off canopy and enclose drop-off area to provide enclosed tech service area** on a property located at 241 West Putnam Avenue in the GB zone. *Last reviewed at 9-7-22 meeting.*
View updated plans [here](#).
6. **Brunswick School, 95 Maher Avenue, Application PLPZ 202200473** for Exterior Alteration review **for new windows, window openings and doors** on a property located at 95 Maher Avenue in the R-12 zone.
View application [here](#).

III. Committee Business:

1. Elections to be held in November.

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
ACTION AGENDA Regular Meeting**

Wednesday, Nov. 2nd, 2022, 7:03– 10:41pm

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

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Leander Krueger; Paul Pugliese; Heidi Brake-Smith (*recused on Bruce Museum, and arrived directly after this application*)

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

I. Sign/Awning reviews:

1. **Bruce Museum, 1 Museum Dr., Application: PLPZ 2022 00486**, for Sign/Awning review for **directional signage, building signage, freestanding outdoor signs and a freestanding monument sign** on a property located at 1 Museum Drive in the R-6 zone. *Preliminarily reviewed at 10-31-22 meeting.*

[View application here.](#)

Decision Status: **Approved as submitted.**

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

Notes:

- a. **Applicant's presentation dated 11/2/22 accepted. Applicant to submit hard copy of presentation for file.**
- b. **Nameplate sign has been moved back a few feet from corner in response to ARC's recommendation;**
- c. **Applicant has submitted survey confirming signage is located "back of lot line" as required by the Building Zone Regulations;**
- d. **Zoning Enforcement confirmed sign standards for museum use in residential zone per Sections 6-163 and 6-167: one freestanding sign per street frontage allowed at max. 20 sq. ft. each and can be "monument"-style, and illumination of nameplate signage allowed.**
- e. **Applicant to submit three hard copies of final plans to P+Z office, Attention Marisa Anastasio, for ARC-endorsement.**

II. Exterior Alteration reviews:

1. **UB Greenwich II, 178 Sound Beach, Application PLPZ 202100580** Exterior Alteration review **for replacing brick with bluestone to match existing** on a property located at 178-188 Sound Beach Avenue in the LBR-2 zone. *Last reviewed at 3-2-22 meeting.* View updated plans [here](#).

Decision Status: Bluestone approved as submitted

Motion: Pugliese Second: Krueger Vote: 5-0 unanimous (voting: Hein, Conte, Brake-Smith, Krueger, Pugliese)

Notes on signage:

- a. **Second floor sign for OG Dental needs to be removed if no permit was approved. ARC does not recall approving that sign, and generally does not approve 2nd floor signage for multi-tenant buildings.**
 - b. **Staff will note approval in file. Applicant can submit 3 hard copies of plans for ARC-endorsement if needed for building permit.**
2. **FM Greenwich Owner LLC, 1700 East Putnam Ave., Application PLPZ 202200423** for Exterior Alteration review **proposed installation of new exterior doors, 2 small patios, reconfigure walkways, replace light bollards, revamp landscaping, install circular bench, install planters for screening** on a property located at 1700 East Putnam Ave. in the GB zone. *Last reviewed at 9-7-22 meeting.* View updated plans [here](#).

Decision Status: Approved with modifications.

Motion: Conte Second: Hein Vote: 5-0 unanimous (voting: Hein, Conte, Brake-Smith, Krueger, Pugliese)

Submit plans to address the following:

- a. **Applicant's submittal dated 10/3/22 was reviewed;**
 - b. **Uplighting is not permitted per the Town's Building Zone Regulations. Light fixture ZXL-11 to be eliminated from the design and replaced by the CMBL light bollard.**
 - c. **Applicant to submit three hard copies of final plans to P+Z office, attention Marisa Anastasio, for ARC endorsement.**
3. **WIN-WICH Mason LLC, 145 Mason St. Application PLPZ202200457** for Exterior Alteration review **for exterior updates to existing building façade including new windows, new handicap ramp, railings, plantings, lighting, replacement of elevator, replacement of rooftop mechanicals,** on a property located at 145 Mason St. in the CGB zone. *Last reviewed at 10-5-22 meeting and 10-17-22 field meeting .* View updated plans [here](#).

Decision Status: Approved as Submitted

Motion: Hein Second: Conte Vote: 5-0 unanimous (voting: Hein, Conte, Brake-Smith,

Krueger, Pugliese)

Notes:

- a. Applicant's presentation dated 11/2/22 accepted; Applicant to provide hard copy of presentation for file;
 - a. Applicant no longer proposing to paint/stain existing brick facade;
 - b. Concrete posts will be painted a grey close to the color of the existing capstone;
 - c. Trespa accepted as shown.
 - d. Applicant to submit three hard copies of final plans to P+Z office, attention Marisa Anastasio, for ARC endorsement.
4. Greenwich Boys and Girls Club, 4 Horseneck Lane, Application PLPZ 202200476 for Exterior Alteration review new lobby with canopy and building a new, full-size gymnasium over the existing parking lot (enclosing most of the on-site parking below) with new first floor outdoor terrace, outdoor amphitheater seating and terrace, updates to HVAC, lighting /and landscaping on a property located at 0 and 4 Horseneck Lane in the R-6 zone.
View application [here](#).

Decision Status: Return to a Meeting

Motion: Hein *Second:* Conte Vote: 5-0 *unanimous* (voting: Hein, Conte, Brake-Smith, Krueger, Pugliese)

Submit plans to address the following:

- a. Plan set reviewed included ZLS dated 7/29/22 and Arch plans dated 3/14/22;
 - b. The current "front door" seems to be held over from another era;
 - c. The applicant has freedom to not match the existing building's materials, but can / should explore the use of modern materials in the design if deemed appropriate;
 - d. Can the existing curb cuts be cleaned up or work in a safer / better way in the proposed plan?
 - e. Preserving or mimicking the Georgian architecture is not necessarily the correct approach;
 - f. Simplify the planting design;
 - g. Be truthful of the architecture to match the uses and circulation of the building both existing and proposed;
 - h. Suggest gaining a stronger / better streetscape area by the public sidewalk;
 - i. ARC is not yet convinced the massing /parti diagram is correct at this point.
 - a. Is there a reason for the massing to be as it is presented?
 - b. Could the massing be more vertical, and less sprawling as it is now?
5. New Country Porsche, 241 West Putnam Ave., Application PLPZ 202200420 for

Exterior Alteration review **to enlarge a drop-off canopy and enclose drop-off area to provide enclosed tech service area** on a property located at 241 West Putnam Avenue in the GB zone. *Last reviewed at 9-7-22 meeting.*

View updated plans [here](#).

*Decision Status: **Approved as Submitted***

*Motion: Hein **Second**: Conte Vote: 5-0 **unanimous** (voting: Hein, Conte, Brake-Smith, Krueger, Pugliese)*

Notes:

- b. Applicant's presentation dated 11/2/22 accepted. Applicant to provide hard copy of presentation for file.**

- 6. **Brunswick School, 95 Maher Avenue, Application PLPZ 202200473** for Exterior Alteration review **for new windows, window openings and doors** on a property located at 95 Maher Avenue in the R-12 zone.

View application [here](#).

*Decision Status: **Proposed updates approved as submitted** (Applicant to submit three hard copies of plans to P+Z office, Attention: Marisa Anastasio, for ARC endorsement.)*

Recommendations made for future development

*Motion: Hein **Second**: Conte Vote: 5-0 **unanimous** (voting: Hein, Conte, Brake-Smith, Krueger, Pugliese)*

Future development should address the following:

- a. Add foundation plantings;**
- b. Review the trim of the dormers;**
- c. Clarification of entrance/exit of the proposed entrance;**
- d. Review the stairway to the proposed gymnasium;**
- e. Review the proposed brick patterns.**

III. Committee Business:

- 1. Elections to be held in November.

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