

1. 7:00 P.M. ARC\_Agenda\_2018\_11\_7

Documents:

[11-7-18 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_11-7-18

Documents:

[11-7-18 ARC REGULAR MEETING, ACTION AGENDA.PDF](#)

- 2.I. ARC\_Action\_Agenda\_2018\_11\_07

Documents:

[11-7-18 ARC REGULAR MEETING, ACTION AGENDA UPDATED.PDF](#)

## **ARCHITECTURAL REVIEW COMMITTEE**

**Wednesday, November 7<sup>th</sup>, 2018**

### **FINAL AGENDA**

Town Hall Meeting Room, 1<sup>st</sup> Floor

Town Hall, 101 Field Point Road, Greenwich

**Regular Meeting 7:00 PM**

Note to applicants: For ALL Exterior Alteration applications, applicants are required to **bring eight (8) sets of all required plans and documentation to the meeting, along with color and material samples**. If plan copies are not brought to the meeting, the project will not be reviewed.

#### **I. Signs/Awnings:**

1. **1 Sound Shore Drive**; Application: **PLPZ201800444** for a Sign/ Awning review for **one new freestanding sign** on a property located at 1 SOUND SHORE DRIVE in the GBO Zone. *Note: Variance PLZE201800275 was approved for required sign size and clearance, and denied for allowable lettering height by ZBA at their 6-27-18 meeting.*
2. **Black Oak Velo, 188 Sound Beach Avenue**; Application: **PLPZ201800465** for a Sign /Awning review for **façade signage and rear signage** on a property located at 188 SOUND BEACH AVENUE, Old Greenwich in the LBR-2 zone.
3. **AT&T, 42 Greenwich Avenue**; Application: **PLPZ201800468** for a Sign/Awning review for **façade signage** on a property located at 42 GREENWICH AVENUE in the CGBR Zone.
4. **Roche Bobois, 34-36 East Putnam Avenue**; Application: **PLPZ201800475** for a Sign/ Awning review for **three façade signs** on a property located at 34 EAST PUTNAM AVENUE in the CGBR Zone.

**II. Exterior Alterations:**

5. **Putnam 600 Acquisition LLC 581-585 West Putnam Avenue;** Application: **PLPZ2018 00016** for an Exterior Alteration **to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished)** on property located at 585 WEST PUTNAM AVENUE GREENWICH, CT 06831 and 581 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the GBO Zone.
  
6. **500 West Putnam Avenue;** Application **PLPZ2017 00561** for an Exterior Alteration Exterior to **construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone.
  
7. **McDonald's, 268 West Putnam Avenue;** Application: **PLPZ201800473** and **PLPZ201800493** for an Exterior Alteration and Sign/Awning review for **façade alterations, grading of sidewalk and handicap ramp, and new signage** on a property located at 268 WEST PUTNAM AVENUE in the GB Zone.

**III. Committee Business:**

8. Acceptance of Minutes of 10-24-18 meeting.
  
9. **ELECTION OF OFFICERS:** Per resolution of the Planning and Zoning Commission, the ARC shall hold an election of officers for a one-year term. ARC shall nominate and vote on the following positions:
  - a. CHAIRPERSON
  - b. SECRETARY
  - c. VICE CHAIRPERSON, and any other officer deemed necessary.

**NOTE:**

**AT THE MEETING:**

Applicants or their representatives **must be present at the meeting** for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. If an applicant does not show for the sign meeting they will not be allowed to attend the regular ARC meeting as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alteration applications, applicants are required to **bring eight (8) sets of all previously submitted plans to the meeting, along with color and material samples**. These should be brought as pre-assembled packets for the Committee members. **If these plans are not brought to the meeting, the project will not be reviewed**, and must wait until a subsequent ARC meeting.

## **ARCHITECTURAL REVIEW COMMITTEE**

**Wednesday, November 7<sup>th</sup>, 2018**

### **FINAL AGENDA**

Town Hall Meeting Room, 1<sup>st</sup> Floor

Town Hall, 101 Field Point Road, Greenwich

**Regular Meeting 7:00 PM – 11:35 PM**

ARC Members present: Richard Hein, Chairman; James Doyle, Co-Vice-Chairman; Mark Strazza, Co-Vice-Chairman; Katherine LoBalbo, Secretary; Louis Contadino; John Conte; Paul Pugliese; Heidi Brake-Smith.

Absent: Rhonda Cohen

ARC Staff present: Marisa Anastasio, Senior Planner.

#### **I. Signs/Awnings:**

1. **1 Sound Shore Drive**; Application: **PLPZ201800444** for a Sign/ Awning review for **one new freestanding sign** on a property located at 1 SOUND SHORE DRIVE in the GBO Zone. *Note: Variance PLZE201800275 was approved for required sign size and clearance, and denied for allowable lettering height by ZBA at their 6-27-18 meeting.*

DECISION STATUS: **Return electronically with mechanical drawing.**

**(email: [manastasio@greenwichct.org](mailto:manastasio@greenwichct.org))**

(Motion: Pugliese Second: Contadino )

Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

- Applicant submitted samples at meeting of “LED with edge.”
- ARC suggested a less wide edge.
- Applicant must submit mechanical drawing to show kerning and font more clearly.

2. **Black Oak Velo, 188 Sound Beach Avenue**; Application: **PLPZ201800465** for a Sign /Awning review for **façade signage and rear signage** on a property located at 188 SOUND BEACH AVENUE, Old Greenwich in the LBR-2 zone.  
DECISION STATUS: **Return to meeting.**

(Motion: Hein Second: Smith )

Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

- ARC noted that the tree logo should be 18" or less and the area of proposed painting of stucco is not clearly defined on plans.
- Applicant shall provide mechanical drawings of all signs, including awning, which must clearly show font, font size, kerning.
- Submit updated plans to show placement of awning on the building, side view of awning, and clearly defined area of proposed painting of storefront.
- Submit paint chip samples of every proposed color and provide examples of the company colors.
- Submit photos of adjacent buildings.
- Submit elevations of the front, rear and side of the subject building.
- ARC is open to permitting "Custom Performance Bicycles" on awning if windows remain mostly free of signage.
- Temporary signage can be applied for with Zoning Enforcement.

3. **AT&T, 42 Greenwich Avenue**; Application: **PLPZ201800468** for a Sign/Awning review for façade signage on a property located at 42 GREENWICH AVENUE in the CGBR Zone.

DECISION STATUS: **Submit revisions electronically. (email: manastasio@greenwichct.org)**

(Motion: Hein Second: Strazza )

Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

- Sphere logo on façade shall be 18" or less.
- Blue stripes of logo shall be affixed into joint lines, not actual brick.
- Existing holes in brick shall be patched with grout.
- Applicant shall provide mechanical drawings of all signs, including awning, which must clearly show font, font size, kerning.
- Suspended logo in window shall be non-illuminated and behind glass.

4. **Roche Bobois, 34-36 East Putnam Avenue**; Application: **PLPZ201800475** for a Sign/ Awning review for three façade signs on a property located at 34 EAST PUTNAM AVENUE in the CGBR Zone.

DECISION STATUS: **Approved as shown.**

(Motion: LoBalbo Second: Doyle )

Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith

II. **Exterior Alterations:**

5. **Putnam 600 Acquisition LLC 581-585 West Putnam Avenue;** Application: **PLPZ2018 00016** for an Exterior Alteration **to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished)** on property located at 585 WEST PUTNAM AVENUE GREENWICH, CT 06831 and 581 WEST PUTNAM AVENUE GREENWICH, CT 06831 in the GBO Zone. Continued from: 2/7/18 and 9/12/18 meetings. **DECISION STATUS: Return to meeting.**

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

**Architecture:**

- Building / headlights taken into account, particularly at roof level / bollards at upper parking were discussed.
- Articulation — greater difference in planes was suggested. Proportions are well done.
- Provide a mock-up of the aluminum/rice husk material to show the details of the materials.
- Bedroom corner window — shades at those large windows to be shown/included in design.

**Landscaping:**

- Add richness around back building and its corner entrance.
- Evergreen / white pine grove discussed for vegetation.
- Show trash and enclosure for residential, retail, and grocery areas, in narrative and plan form, with details.
- Benches are recommended, encourage putting in benches, possibly doors, even inactive ones.
- ARC understands the difficulty in preserving ledge and that it may look contrived, therefore removal is acceptable.
- Provide details of the hanging garden.
- **Lighting** to be reviewed at later meeting.



6. **500 West Putnam Avenue;** Application **PLPZ2017 00561** for an Exterior Alteration Exterior to **construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone. Continued from: 2/7/18 and 9/12/18 meetings.

DECISION STATUS: **Return to meeting.**

(Motion: Hein Second: Conte)

Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

- Add a row of landscaping between the parking spaces. Suggestions included reducing the streetfront strip width or moving spaces closer to building.
- Western façade articulation is needed.
- Review the proposed materials of the office and residential portions – differentiate between the two --Uniqueness of residential side materials.
- Member LoBalbo states for the record that she finds the willow trees and park area aesthetically pleasing to passersby, but comprehends that the project includes removal of the trees and park, with new park-like elements and vegetation proposed.
- Provide a rendering of the new park area, taking into consideration the loss of the existing park like areas and trees.
- Far eastern edge trees are good and should be shown clearly on plans.

7. **McDonald's, 268 West Putnam Avenue**; Application: **PLPZ201800473** and **PLPZ201800493** for an Exterior Alteration and Sign/Awning review for **façade alterations, grading of sidewalk and handicap ramp, and new signage** on a property located at 268 WEST PUTNAM AVENUE in the GB Zone.

DECISION STATUS: **Return to meeting for review of lighting, landscaping, building facade. Signage does not need to return to meeting – sign revisions should be submitted electronically (email: [manastasio@greenwichct.org](mailto:manastasio@greenwichct.org)).**

(Motion: Hein Second: Doyle)

Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

- **Signs:** Signage revisions to be submitted to staff: logo shall be 18" or less, this logo can be relocated to building façade, "Welcome" lettering shall be relocated to be flat against fascia or façade to avoid the look of "floating" above the attachment point.
- **Lighting:** Submit lighting plan including spec sheets of all existing and proposed fixtures and a comprehensive photometric/lumen plan. Refer to Division 14 of the Building Zone Regulations for Lighting Requirements (i.e., property line must register 0.5 or less footcandles in business zones, 0.1 or less in residential zones, and building surfaces can not be lit).
- **Façade alterations:** ARC recommends that the brick be replaced instead of painted. ARC finds the proposed alterations acceptable. Correct the plans to accurately reflect no existing drive thru – there is no drive thru existing nor approved for this property.
- **Landscaping:** Submit a landscaping plan to show proposed plantings on site, consistent with the landscaping plan approved for the abutting property at 300 West Putnam Avenue– staff will provide details of neighboring plan.

**III. Committee Business:**

8. Acceptance of Minutes of 10-24-18 meeting. Motion – LoBalbo, 2<sup>nd</sup> – Doyle  
Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith.
9. 2019 Meeting Schedule: Consensus not reached on twice a month meetings with incorporation of sign review into regular meeting. Discussed recruiting new members for creation of a dedicated sign subcommittee, administrative review of signs by staff plus two current ARC members, and waiting until January 1st to determine schedule.
10. **ELECTION OF OFFICERS:** Per resolution of the Planning and Zoning Commission, the ARC shall hold an election of officers for a one-year term. ARC voted on the following positions:
  - a. CHAIRPERSON – Richard Hein nominated by LoBalbo, seconded by Conte. Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith.
  - b. VICE CHAIRPERSON -- Co-Vice Chairs James Doyle and Mark Strazza nominated by Hein, seconded by Conte. Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith.
  - c. SECRETARY – Katherine LoBalbo nominated by Conte, seconded by Hein. Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith.

## **ARCHITECTURAL REVIEW COMMITTEE**

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**ACTIONAGENDAREVISED**

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Absent: Rhonda Cohen

ARC Staff present: Marisa Anastasio, Senior Planner.

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(Motion: Pugliese Second: Contadino )

Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

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- Western façade articulation is needed.
- Review the proposed materials of the office and residential portions – differentiate between the two --Uniqueness of residential side materials.
- Member LoBalbo objects to the removal of the willow trees and park that she believes is a defining feature of that part of the Post Road and our residents, while not here tonight, have asked for more preservation which is the reason for objection. LoBalbo has no objections to the building itself and recognizes and values the applicant's efforts in revitalizing this area.
- Provide a rendering of the new park area, taking into consideration the loss of the existing park like areas and trees.
- Far eastern edge trees are good and should be shown clearly on plans.



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(Motion: Hein Second: Doyle)

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  - c. SECRETARY – Katherine LoBalbo nominated by Conte, seconded by Hein. Voting in favor: Hein, Doyle, Strazza, LoBalbo, Contadino, Conte, Pugliese, Smith.