

1. ARC_Agenda_2022_11_16

Documents:

[11-16-22 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2022_11_16

Documents:

[11-16-22 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, Nov. 16, 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. Exterior Alteration reviews:

1. **1380 East Putnam Ave, Application PLPZ 202200450** for Exterior Alteration review **for new windows, stairs, railings and plantings** on a property located at 1380 East Putnam Ave. in the LB zone. *Last reviewed at 10/5/22 meeting.*
View updated plans [here](#).
2. **Happy Monkey, 376 Greenwich Ave. Application PLPZ 202200497** for Exterior Alteration review **to install seasonal vestibule** on a property located at 376 Greenwich Ave. in the CGBR zone.
View application [here](#).
3. **177 Hamilton LLC, 177 Hamilton Ave., Applications PLPZ202200511 and 512** for Exterior Alteration and Sign/Awning review **for a new 4-sty 10-unit multi family development, pursuant to CGS Statute 8-30g and associated signage** on a property at 177 Hamilton Ave. in the LBR-2 zone.
View exterior application [here](#).
View sign application [here](#).
4. **140 Hamilton Ave. LLC, 140 Hamilton Ave., Application PLPZ 202200487** for Exterior Alteration review **to update front storefront glazing and marquee, install bronze aluminum panels in masonry openings on Charles St. façade, new parking lot in rear with landscaping screening** on a property located at 140 Hamilton Ave. in the LBR-2 zone.
View application [here](#).

5. **Summit Railroad Ave. LLC, 222 – 282 Railroad Ave., Application PLPZ 202200489** for Exterior Alteration review **for facade updates including new canopy entrance, recladding roof cornice, cleaning and repointing of brick veneer, painting of window trim, doors and flashing** on a property at 222-282 Railroad Ave. in the GB zone.
View application [here](#).

II. Committee Business:

1. **Annual Elections**
2. **Next Sign/Lighting regulations should be early December.**

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. 16, 2022 7:00 pm – 10:58 pm

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; Graziano Meniconi, Secretary; Rhonda Cohen; Louis Contadino; Leander Krueger;

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

I. Exterior Alteration reviews:

1. **1380 East Putnam Ave, Application PLPZ 202200450** for Exterior Alteration review, **for new windows, stairs, railings and plantings** on a property located at 1380 East Putnam Ave. in the LB zone. *Last reviewed at 10/5/22 meeting.*
View updated plans [here](#).

Decision Status: Approved as noted

Motion: Meniconi Second: Hein Vote: 5-0 unanimous (voting: Hein, Meniconi, Cohen, Contadino, Krueger,)

Notes:

- a. **The plans have been updated since the first iteration. There are no topographic changes / nor removal of sidewalk proposed at this time.**
- b. **If possible, the applicant should create 1 additional ADA parking spot in front of building without reducing parking spots by consolidating the existing spots and reducing dimensions**

2. **Happy Monkey, 376 Greenwich Ave. Application PLPZ 202200497** for Exterior Alteration review **to install seasonal vestibule** on a property located at 376 Greenwich Ave. in the CGBR zone.
View application [here](#).

Decision Status: Return to a meeting

Motion: Hein Second: Meniconi Vote: 5-0 unanimous (voting: Hein, Meniconi, Cohen, Contadino, Krueger)

Submit plans to address the following:

- a. **Provide dimensioned drawings, to scale, including shop drawings, a plan view**

of the vestibule installation, and an elevation view showing the full storefront; include the following details and updates in these plans:

- i. **the vestibule’s window-like panels to align with the storefront’s windows/ fenestration;**
- ii. **the proposed Sunbrella fabric color to match the limestone of the storefront;**
- iii. **the proposed hardware to match the matte gold color of the signage/trims of existing storefront;**
- iv. **confirm the vestibule door meets zoning requirements with swing and clearance;**
- v. **the vestibule to be placed so that front is slightly pushed back from the storefront, in order to achieve a flush “look” without being exactly flush with storefront;**
- vi. **Show how many screws will be visible when the assembly is not in use.**

3. **177 Hamilton LLC, 177 Hamilton Ave., Applications PLPZ202200511 and 512 for Exterior Alteration and Sign/Awning review for a new 4-sty 10-unit multi family development, pursuant to CGS Statute 8-30g and associated signage on a property at 177 Hamilton Ave. in the LBR-2 zone.**

View exterior application [here](#).

View sign application [here](#).

Decision Status: ARC forwards the 8-30g application to PZ with recommendations

Motion: Hein *Second:* Krueger Vote: 5-0 *unanimous* (voting: Hein, Meniconi, Cohen, Contadino, Krueger)

ARC recommendations:

- a. **ARC suggests using a different brick color / materials/trims to differentiate this building from “The Hamilton” 8-30g project at 171 Hamilton Ave. Perhaps introduce stone indigenous to Byram to reflect the neighborhood.**
- b. **ARC finds the ceiling heights out of proportion (see section drawings). Can the first floor height be adjusted (lowered)?**
- c. **ARC finds the front door is visually too narrow. ARC recommends either widening the door, or adding sidelite window panels, or another architectural element to enhance/visually widen the entry. And use sophisticated / high end hardware for the entry door. ARC encourages applicant to make the entrance “grand” to reflect the name of the building.**
- d. **ARC finds that the windows on the 1st floor are very long/ low to ground especially since those are residences. ARC suggested shortening windows and adding plantings along the grade level.**
- e. **ARC is concerned that the landscape renderings don’t account for the limited space available for the proposed plantings. ARC asks how this will be achieved; can planters be used?**
- f. **The building lights (such as the front door lighting) should not cast a glow on the façade.**
- g. **ARC asked about interior shades, concerned that residents’ choice may**

- affect look of building. Applicant explained that they provide specific roman shades for the residences to maintain a consistent look.
- h. Applicant explained that discussions with the Affordable Housing Trust may lead to changes in the overall design. Applicant agreed to come back to ARC to review the final design during the construction drawings phase.
 - i. ARC finds the signage, branding is consistent. ARC endorsement of the sign plans (stamping off for permitting) should wait until the design of the building is finalized.
4. **140 Hamilton Ave. LLC, 140 Hamilton Ave., Application PLPZ 202200487 for Exterior Alteration review to update front storefront glazing and marquee, install bronze aluminum panels in masonry openings on Charles St. façade, new parking lot in rear with landscaping screening on a property located at 140 Hamilton Ave. in the LBR-2 zone.**
View application [here](#).

Decision Status: **Return to a meeting**

Motion: Hein *Second:* Cohen *Vote:* 5-0 *unanimous* (voting: Hein, Meniconi, Cohen, Contadino, Krueger)

Submit updated plans to reflect the following:

- a. It is noted that the existing building has white trim around windows, a red/white awning at storefront and red/white signage for Corner Market. The proposal includes removing Corner Market signage, new storefront glazing, new doors, and bronze trim on new lower level door, windows.
- b. ARC finds that the existing building has nostalgia and an historic quality to it.
- c. Applicant to revisit the design to include the white details - gutters, upper windows and trim - to create an overall branded look for the building;
- d. Reconsider the glazing extending fully to the ground, ARC does not find that to be the best choice for this building;
- e. If a replacement awning is proposed, detailed plans showing dimensions, placement on building and colors are needed.
- f. Submit a sample board of materials and colors to the Planning and Zoning Office;
- g. Neighbor noted trees covering the neighboring driveway is an issue and asked if the parking could be shifted away from the neighboring property; ARC asked applicant to study this and shift parking lot if possible;
- h. Update the planting palette to reflect history of site and to create shade and shadow in the parking lot.
- i. Screening of the parking lot must comply with Section of the Building Zone Regulations Sections 6-180 and 6-181.

5. **Summit Railroad Ave. LLC, 222 – 282 Railroad Ave., Application PLPZ 202200489** for Exterior Alteration review **for façade updates including new canopy entrance, recladding roof cornice, cleaning and repointing of brick veneer, painting of window trim, doors and flashing** on a property at 222-282 Railroad Ave. in the GB zone.
View application [here](#).

Decision Status: **Return to a meeting**

Motion: Hein *Second:* Krueger Vote: 5-0 *unanimous* (voting: Hein, Meniconi, Cohen, Contadino, Krueger)

Submit updated plans to reflect the following:

- **ARC finds that the three buildings create a campus and therefore architecture should relate to each other; currently the two rear buildings do not reflect the proposed changes to the front building;**
- **ARC finds the project has a good direction, but the three buildings need to be thought of in totality;**
- **Show existing trees/landscaping incorporated in plans. New proposed landscaping should create shade, soften the look of buildings and make best use of outdoor space.**
- **Applicant to incorporate site utilization, exterior office functions into the design, ie, utilize outdoor areas and associated landscaping for gathering.**
- **Lighting, signage and materials are in the right direction. Specifications need to be presented to ARC**

II. Committee Business:

1. **Annual Elections – postponed to Dec. meeting**
2. **Next Sign/Lighting regulations should be early December.**

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