

1. ARC_Agenda_2021_11_17

Documents:

[11-17-21 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2020_11_17

Documents:

[11-17-21 ARC REGULAR MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, November 17, 2021 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=bVpDelhRSHNEYWc3NnJiWmM3RUdDOT09>

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. **Greenwich High School, 10 Hillside Road, Application PLPZ202100491**, for Exterior Alteration review **for construction of new secure entry hall to be appended to existing main entry, and associated regrading and resetting of pavers** at a property located at 10 Hillside Road in the RA-1 and R-20 zones.
View application [here](#).
2. **Brunswick School Inc., 100 Maher Ave., Application PLPZ202100488**, for Exterior Alteration review **for new second floor addition to the existing one story library at the Brunswick School campus** on a property located at 100 Maher Ave. in the R-6 and R-20 zones.
View application [here](#).
3. **KYMA Greenwich (owner: MH Cohen Realty), 6 Liberty Way 8-10 Lewis Street, Applications PLPZ202100489 and PLPZ202100490** for Exterior Alteration and Sign/Awning review **for renovations to create new market and bakery (replacing previous uses of NYSC and Sophia's Costumes) including new lime plaster façade on the Liberty Way parking lot side and restaurant entry on Lewis Street side, a new market entry on Liberty Way side, new roof top glass sliding roof for dining room, taller façade added, and new signage** at properties located at 6 Liberty Way and 8-10 Lewis Street in the CGBR zone.

View exterior alteration application [here](#).
View sign/awning application [here](#).

II. Committee Business:

1. Annual Election to nominate and elect the following positions: Chairperson, Vice-Chairperson and Secretary.

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, November 17, 2021 7:00 pm – 10:10 pm
Zoom Virtual Meeting**

Members Present: Richard Hein, Chairperson, Graziano Meniconi, Secretary, Peter Boldt, Rhonda Cohen, Louis Contadino, Leander Krueger, Katherine LoBalbo and Paul Pugliese

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

I. Exterior Alteration reviews:

1. **Greenwich High School, 10 Hillside Road, Application PLPZ202100491, for Exterior Alteration review for construction of new secure entry hall to be appended to existing main entry, and associated regrading and resetting of pavers at a property located at 10 Hillside Road in the RA-1 and R-20 zones.
View application [here](#).**

Decision Status: **Return to a Meeting**

Motion: Hein Second: Pugliese Vote: 7-0-1 (yea -Hein, Meniconi, Boldt Cohen, Krueger, LoBalbo, Pugliese / abstained - Contadino)

The applicant shall provide updated plans to reflect the following:

- a. **Provide additional drawings including composite elevation showing the existing and proposed structures, floor plans inc. 1st, 2nd, roof and foundation plans, section drawings and cross sections of site in all directions;**
- b. **Provide details of the proposed glazing with a focus on any lighting impact on the surrounding residential area; how will light spillage be controlled and what is the proposed lighting temperature (in Kelvin)?**
- c. **ARC recommends that the safety glazing be reviewed to see if it can be incorporated into the existing façade instead of constructing a new addition;**
- d. **Provide details/analysis of the proportions of the addition; how was the height and width determined compared to the existing building?**
- e. **Indicate the existing and proposed materials and colors; (how do proposed colors interact with existing?)**
- f. **Provide lighting and HVAC cut sheets;**
- g. **Provide a sample board (can be submitted to Town Hall);**
- h. **ARC would like an understanding of the School's overall Master Plan;**
- i. **ARC finds that the proposed removal and reinstallation of pavers should include consideration of landscaping – can hardscape be reconfigured into greenscape?**

- j. **Applicant should include renderings of how students interpret the building and landscaping;**
 - k. **Regarding signage, ARC recommends less intrusive signage than shown on plans (even if such signage is interior to the building). Signage should speak to the school spirit / character. ARC strongly recommends against illuminated signage as it could be obtrusive especially in a residential zone.**
2. **Brunswick School Inc., 100 Maher Ave., Application PLPZ202100488, for Exterior Alteration review for new second floor addition to the existing one story library at the Brunswick School campus on a property located at 100 Maher Ave. in the R-6 and R-20 zones.**
View application [here](#).

Decision Status: **Return to a Meeting**

Motion: Hein Second: Boldt Vote: 8-0 (yea -Hein, Meniconi, Boldt, Cohen, Contadino Krueger, LoBalbo, Pugliese)

The applicant shall submit updated plans to reflect the following:

- a. **The floor plans were submitted at the meeting by the applicant – ARC needs time to review these plans;**
 - b. **The applicant shall submit plan sections and elevations showing all existing and proposed – ARC needs a better understanding of the depth of the new addition vs what is existing;**
 - c. **ARC finds that depth may need to be added in order to reduce the boxiness;**
 - d. **Submit material details including samples and colors (Sample board can be submitted to P+Z office);**
 - e. **ARC finds the proposed glazing of vestibules is acceptable.**
3. **KYMA Greenwich (owner: MH Cohen Realty), 6 Liberty Way 8-10 Lewis Street, Applications PLPZ202100489 and PLPZ202100490 for Exterior Alteration and Sign/Awning review for renovations to create new market and bakery (replacing previous uses of NYSC and Sophia’s Costumes) including new lime plaster façade on the Liberty Way parking lot side and restaurant entry on Lewis Street side, a new market entry on Liberty Way side, new roof top glass sliding roof for dining room, taller façade added, and new signage at properties located at 6 Liberty Way and 8-10 Lewis Street in the CGBR zone.**
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View sign/awning application [here](#).

Decision Status: **Return to a Meeting**

Motion: Hein Second: Meniconi Vote: 8-0 (yea -Hein, Meniconi, Boldt, Cohen, Contadino Krueger, LoBalbo, Pugliese)

The applicant shall submit updated plans to reflect the following:

- a. **ARC finds the stucco to be inconsistent with street scape;**
- b. **The cornice is an important feature - emphasizes character of the building;**
- c. **The corner uniformly not meeting design standards of committee;**
- d. **ARC finds that the wood details (at Lewis St entrance and outdoor dining off parking lot) does not work and cuts off the corner – needs further review;**
- e. **ARC notes the improvement of the façade to parking lot and appreciates bringing architecture, light and functionality;**
- f. **ARC requests more green elements such as green walls, planter boxes, etc. to mimic street façade on Lewis;**
- g. **The awning detail facing north, pattern of windows and articulation need development;**
- h. **ARC suggests bringing brick around the corner to the façade of the parking lot;**
- i. **ARC notes the impact to parking/intensity of use;**
- j. **ARC suggests the brick façade windows appear too repetitive and should be articulated with arches or industrial chic;**
- k. **ARC notes the huge impact of this property on the character of Greenwich and needs to be sophisticated and compatible with function and context;**
- l. **The beige color does not work – ARC suggests bringing personality of the interior to inform the exterior.**

II. Committee Business:

1. Annual Election to nominate and elect the following positions: Chairperson, Vice-Chairperson and Secretary.

Nominations and votes:

- Secretary - KL nominated GM, second by RH
 - Vote: unanimous (PB, RC, LC, LK, PP, RH)
- Vice- Chair – LK nominated JC, second by RC
 - Vote: unanimous (RH, PB, LC, GM, KL, PP)
- Chair – RH nominated by LK Second by GM
 - Vote: unanimous (PB, RC, LC, KL, LK, PP)

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