1. ARC_Agenda_2019_11_20
   Documents:
   11-20-19 ARC REGULAR MEETING, FINAL AGENDA FINAL.PDF

2. ARC_Agenda_2019_11_20
   Documents:
   11-20-19 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF

3. ARC_Agenda_2019_20_11
   Documents:
   11-20-19 ARC REGULAR MEETING, ACTION AGENDA FINAL.PDF
ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA
Regular Meeting

Wednesday, November 20, 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. A laptop and screen will be available for applicants who wish to show a digital presentation of their documents—the presentation must be in Power Point format.

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. Sign / Awning Applications:
   1. Your CBD Store, 38 West Putnam Avenue; Application: PLPZ201900xxx for a Sign / Awning review for one façade sign on a property located at 38 West Putnam Avenue in the CGBR Zone.

II. Committee Business:
   1. Review of Minutes of 11-6-19 meeting.
   2. Any other Business.

III. Exterior Alteration Applications:
   1. Greenwich Academy - Main Campus - Master Plan II - Visual Arts Center, 200 North Maple Avenue; Application: PLPZ201900460 for an Exterior Alteration review for a proposed addition to school's existing Performing Arts Center and to construct a new, attached Visual Arts Center on a property located at 200 NORTH MAPLE AVENUE in the RA-1 Zone.

   2. 240 GA Residential, 240 Greenwich Ave.; Application: PLPZ201900006 for an Exterior Alteration review to construct a new multi-family residential building on a property located at 240 GREENWICH AVENUE in the CGBR Zone. Last reviewed at the 10-23-19 meeting at which members Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.
3. **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. *Last reviewed at the 10-23-19 meeting at which members Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.*

4. **Putnam Properties, 115 East Putnam Avenue**; Application: **PLPZ201800423** for an Exterior Alteration review to **add (6) six new 25 sf fire rated windows to the exterior west façade** on a property located at 115 EAST PUTNAM AVENUE in the CGBR Zone. *Last reviewed at the 10-3-18 meeting at which members Hein, Strazza, Cohen, Contadino, Conte, and Pugliese were present.*

5. **Sound View and Field Point Road Residential Development, 125 Field Point Road**; Application **PLPZ 2017 00108** for Exterior Alteration review of **proposed change from iron ore to stainless steel railings** on a property located at 115-125 FIELD POINT ROAD and 71 SOUND VIEW DRIVE in the R-6 zone.

6. **Crush Table Tennis LLC, 255 Field Point Road**; Application: **PLPZ201900359 and PLPZ201900360** for an Exterior Alteration and Sign / Awning review to **renovate building, enclose loading dock, add ADA ramp, replace windows, paint and add signage** on a property located at 255 FIELD POINT ROAD in the GB Zone. *Last reviewed at the 10-9-19 meeting at which members Strazza, LoBalbo, Boldt, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.*

7. **Paulo Lanfredi Spa, 401 Greenwich Avenue**; Application: **PLPZ201900471** for an Exterior Alteration review for **first floor expansion and new façade glass** on a property located at 401 GREENWICH AVENUE in the CGBR Zone. *Note: A Site Plan is required to be reviewed by P+Z for additional floor area.*

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ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA draft
Regular Meeting

Wednesday, November 20, 2019
7:00 PM – 10:15 PM

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

Members Present: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary (arrived at 7:10pm); Rhonda Cohen; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.

Members Absent: Louis Contadino; Peter Boldt.

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

I. Sign / Awning Applications:
1. Your CBD Store, 38 West Putnam Avenue; Application: PLPZ201900xxx for a Sign / Awning review for one façade sign on a property located at 38 West Putnam Avenue in the CGBR Zone.

Decision Status: Submit revisions electronically (email: manastasio@greenwichct.org).

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

Submit plans that reflect the following:

- Logo can be no greater than 18” in height – submit plans that reduce the height from 23.5” to 18” or less.
- Revise the kerning between letters adding more air around certain letters to achieve a more sophisticated design.
II. Committee Business:
   1. Review of Minutes of 11-6-19 meeting. (Katherine arrived before vote.) JC 1st / MS 2nd / vote: unan. to approve with the following revisions: **Add a note to the 75 Holly Hill project pointing out that the errors found on the landscape plans need to be corrected such as the two hemlocks which are really white pines and that all proposed plantings have to be shown on plans including their size and species and amounts.**
   2. Any other Business. Chairman Hein explained that P+Z is amenable to hearing suggestions on adding to and/or amending the “enabling legislation” which defines ARC’s purpose. He asked members to review the language and forward any comment or suggestions to staff to compile. Once compiled, ARC would want to workshop with P+Z. LoBalbo noted the language should focus on the committee’s areas of expertise. The enabling legislation can be found on the shared One Drive documents folder.

Secretary LoBalbo attended the Land Use Academy Advanced Training class and found it very useful. She has forwarded her notes and the handouts to staff. Staff will make those available via email and on One Drive.

III. Exterior Alteration Applications:
   1. Greenwich Academy - Main Campus - Master Plan II - Visual Arts Center, 200 North Maple Avenue; Application: PLPZ201900460 for an Exterior Alteration review for a **proposed addition to school's existing Performing Arts Center and to construct a new, attached Visual Arts Center** on a property located at 200 NORTH MAPLE AVENUE in the RA-1 Zone.

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

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

ARC’s recommendations and notes:
   - ARC applauds applicant’s effort and appreciates the submittal of conceptual plans.
   - Study the proportions and relationship of new buildings with all existing buildings – especially Ruth West Campbell Hall, Upper School Building which are part of the triangle of vision / arrival.
   - Provide 360 degree renderings and site sections in all directions.
   - ARC requests information on impact to / removal of existing trees. Applicant should provide a tree survey and define trees to be removed/preserved/newly proposed.
   - Topography – provide existing and proposed elevations (grading plan). (cont’d)
• Parking — Making the loop more symmetrical in feel would look better and may work better in design and layout.

• There is a concern that the new building appears top heavy.
• The Glazing façade = concern that it is too busy and the many mullions lead to shadows which may affect the art studio areas negatively.
• There is concern about the two egress doors on front façade – they are visible when you arrive but they should either be more significant or hidden while also taking into account integration ADA accessibility.
• There is concern with the stone base / height of water table — is this design compatible with the Phase 1 addition?
• Stone/brick/glass – there may be too many elements proposed which takes away from the integrity of the building.
• ARC would like more detailed information on the courtyard before making comprehensive comments. 3D rendering, cross sections, elevations along with floor plans of the associated interior areas are requested.
• Think of the design in terms of a community of buildings that should be friendly with each other
• To see the full scope of the composition of buildings, provide photos of various views to include all buildings not just new buildings.
• Existing sculpture to be considered in pathway design — pathways should be unified with the project and have a logical narrative of flow and rhythm.
• East façade — seemed weak and wanted development to bring one into this building BC foot traffic
• The roof lines should be further studied. ARC is not looking for one unified roof, but the proposed roof line needs further development.
• Include a key plan especially to distinguish each proposed finish / material.
2. **240 GA Residential, 240 Greenwich Ave.**; Application: PLPZ201900006 for an Exterior Alteration review to construct a new multi-family residential building on a property located at 240 GREENWICH AVENUE in the CGBR Zone. Last reviewed at the 10-23-19 meeting at which members Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, and Pugliese Smith were present.

Applicant Postponed this item. The postponement was announced to the public prior to the start of the Exterior Alterations reviews.

3. **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. Last reviewed at the 10-23-19 meeting at which members Hein, Strazza, Boldt, Cohen, Contadino, Conte, Krueger, Meniconi, Pugliese, Smith were present.

Decision Status: Submit revisions electronically.

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

ARC’s recommendations and notes:

- Applicant agreed to drop fence to between 4 and 5 feet in height, with the scallop terminating at the parallel with the front façade of building.
- Proposed permeable asphalt is appreciated by ARC.
- Applicant agreed to change the proposed wall of arborvitae in front of ADA parking space (parallel to sidewalk) to plantings that are less contrived, more residential, lower in height, varying and layered. John Conte will review once submitted.
- Applicant agreed to study west side corner where arborvitae are proposed -- may change to holly.
- Committee notes there is no tree planting and applicant should attempt a way to add a tree
- ARC is Okay with architecture and lighting -- bollards should be 30” or less and temperature of approximately 2700 K.
- Consider reducing ADA parking space from 16 feet to 15 feet if possible in order to get additional green space.
4. **Putnam Properties, 115 East Putnam Avenue;** Application: PLPZ201800423 for an Exterior Alteration review to add **three (3) (vs the 6 originally proposed) new 25 sf fire rated windows to the exterior west façade** on a property located at 115 EAST PUTNAM AVENUE in the CGBR Zone. Last reviewed at the 10-3-18 meeting at which members Hein, Strazza, Cohen, Contadino, Conte, and Pugliese were present.

Decision Status: **Does not return.**

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

ARC’s notes:
- ARC Accepts the design as proposed: applicant is adding three new windows and removing arborvitae in front of the new windows and replaced with five hollies.

5. **Sound View and Field Point Road Residential Development, 125 Field Point Road;** Application PLPZ 2017 00108 for Exterior Alteration review of proposed change from iron ore to stainless steel railings on a property located at 115-125 FIELD POINT ROAD and 71 SOUND VIEW DRIVE in the R 6 zone.

Decision Status: **Railing to remain iron ore. ARC did not accept the stainless steel.**

Motion: Hein Second: LoBalbo Vote: 8-1 (Hein, Strazza, LoBalbo, Cohen, Krueger, Meniconi, Pugliese, Brake-Smith voting in favor of iron ore / Conte voting in favor of stainless)

ARC’s notes:
- As previously expressed, ARC finds that the break metal does need to be contrasted with the stainless.
- ARC finds that the balconies already have a visual impact because of their openness – stainless would bring more attention to them and that should be avoided. (Once tenants move in there may be bikes/furniture/other elements and stainless railings would draw further attention to that.)
- Stainless would contribute to glare and reflection on streetscape which should be avoided.
6. Crush Table Tennis LLC, 255 Field Point Road; Application: PLPZ201900359 and PLPZ201900360 for an Exterior Alteration and Sign / Awning review to renovate building, enclose loading dock, add ADA ramp, replace windows, paint and add signage on a property located at 255 FIELD POINT ROAD in the GB Zone. *Last reviewed at the 10-9-19 meeting at which members Strazza, LoBalbo, Boldt, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.*

Decision Status: **Return for signage, lighting and landscaping. Architecture does not require a return.**

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

ARC’s recommendations and notes:

- ARC is comfortable with architecture / finds the applicant’s team did a great job.
- ARC needs to review final signage, lighting and landscaping at a future meeting.
- All white building therefore ARC recommends the signage be brushed aluminum and not backlit black letters as shown. Applicant can study how to light the aluminum letters most effectively and be in compliance with Regs.
- ARC recommends smaller letter heights than the proposed 18 inches.
- The raceway should be eliminated from signage – it is an unnecessary element.
- Applicant to provide full presentation on lighting – including spec sheets of fixtures, dimensions, and lumen plan. ARC recommends a different fixture than the gooseneck proposed and/or using less of the fixtures. Further recommended putting lighting under the entry canopy which could help reduce number of fixtures. Lights should be shielded. Bollards should be 30” or less in height.
- Provide comprehensive landscaping plans showing species, size and amounts of plants proposed. ARC would like to see a planter incorporated into the raised terrace at the entrance – grasses can be planted instead of a tree to keep the profile low. The planter can incorporate seating for customers waiting for rides, etc…
7. **Paulo Lanfredi Spa, 401 Greenwich Avenue; Application: PLPZ201900471** for an Exterior Alteration review for **first floor expansion and new façade glass** on a property located at 401 GREENWICH AVENUE in the CGBR Zone. **Note:** A Site Plan is required to be reviewed by P+Z for additional floor area.

Decision Status: **Return with comprehensive plans.**

Motion: Hein Second: Cohen Vote: 8-1 (Hein, LoBalbo, Cohen, Conte, Krueger, Meniconi, Pugliese, Brake-Smith / Strazza recused)

Applicant to provide the following plans and information and return to a meeting:

- A **Survey** that includes the boundaries of the whole property and all existing structures.
- A **Site Plan** that shows the property with all existing and newly proposed structures.
- **Architectural Floor Plans – Existing, Demolition and New Construction** - provide floor plans that show what is existing, what is proposed to be removed and what is proposed to be added such as walls, doors, windows, glazing, stairs, etc…
- **Architectural Elevation plans – Existing and Proposed** — provide elevation plans that show the full elevation of the building’s street façade as it currently exists and an elevation showing how it will look with the changes proposed.
- **Section plans** – provide various sections through the existing stair down, existing stair up and existing stair to apartment.
- Address the building code and make sure the proposal will comply.

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ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA final
Regular Meeting

Wednesday, November 20, 2019
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Town Hall, 101 Field Point Road, Greenwich

Members Present: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary (arrived at 7:10pm); Heidi Brake-Smith; Rhonda Cohen; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese.

Members Absent: Louis Contadino; Peter Boldt.

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

I. Sign / Awning Applications:

1. Your CBD Store, 38 West Putnam Avenue; Application: PLPZ201900478 for a Sign / Awning review for one façade sign on a property located at 38 West Putnam Avenue in the CGBR Zone.

Decision Status: Submit revisions electronically (email: manastasio@greenwichct.org).

Motion: Hein Second: Cohen Vote: unanimous (Hein, Strazza, Brake-Smith, Cohen, Conte, Krueger, Meniconi, Pugliese. LoBalbo not present for vote)

Submit plans that reflect the following:

- Logo can be no greater than 18” in height – submit plans that reduce the height from 23.5” to 18” or less.
- Revise the kerning between letters adding more air around certain letters to achieve a more sophisticated design.
II. Committee Business:

1. Review of Minutes of 11-6-19 meeting. (Katherine arrived before vote.) JC 1st / MS 2nd / vote: unan. to approve with the following revisions: Add a note to the 75 Holly Hill project pointing out that the errors found on the landscape plans need to be corrected such as the two hemlocks which are really white pines and that all proposed plantings have to be shown on plans including their size and species and amounts.

2. Any other Business. Chairman Hein explained that P+Z is amenable to hearing suggestions on adding to and/or amending the “enabling legislation” which defines ARC’s purpose. He asked members to review the language and forward any comment or suggestions to staff to compile. Once compiled, ARC would want to workshop with P+Z. LoBalbo noted the language should focus on the committee’s areas of expertise. The enabling legislation can be found on the shared One Drive documents folder.

Secretary LoBalbo attended the Land Use Academy Advanced Training class and found it very useful. She has forwarded her notes and the handouts to staff. Staff will make those available via email and on One Drive.

III. Exterior Alteration Applications:

1. Greenwich Academy - Main Campus - Master Plan II - Visual Arts Center, 200 North Maple Avenue: Application: PLPZ201900460 for a conceptual / preliminary Exterior Alteration review of proposed addition to school's existing Performing Arts Center and to construct a new, attached Visual Arts Center on a property located at 200 NORTH MAPLE AVENUE in the RA-1 Zone.

Applicant submitted preliminary conceptual plans for early ARC review.

Decision Status: Return to a meeting.

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

ARC’s recommendations and notes:

- ARC applauds applicant’s effort and appreciates the submittal of conceptual plans.
- Study the proportions and relationship of new buildings with all existing buildings – especially Ruth West Campbell Hall, Upper School Building which are part of the triangle of vision / arrival.
- Provide 360 degree renderings and site sections in all directions.
- ARC requests information on impact to /removal of existing trees. Applicant should provide a tree survey and define trees to be removed/preserved/newly proposed.
- Topography – provide existing and proposed elevations (grading plan). (cont’d)
• Parking — Making the loop more symmetrical in feel would look better and may work better in design and layout.

• There is a concern that the new building appears top heavy.

• The Glazing façade = concern that it is too busy and the many mullions lead to shadows which may affect the art studio areas negatively.

• There is concern about the two egress doors on front façade – they are visible when you arrive but they should either be more significant or hidden while also taking into account integration ADA accessibility.

• There is concern with the stone base / height of water table — is this design compatible with the Phase 1 addition?

• Stone/brick/glass – there may be too many elements proposed which takes away from the integrity of the building.

• ARC would like more detailed information on the courtyard before making comprehensive comments. 3D rendering, cross sections, elevations along with floor plans of the associated interior areas are requested.

• Think of the design in terms of a community of buildings that should be friendly with each other

• To see the full scope of the composition of buildings, provide photos of various views to include all buildings not just new buildings.

• Existing sculpture to be considered in pathway design — pathways should be unified with the project and have a logical narrative of flow and rhythm.

• East façade — seemed weak and wanted development to bring one into this building BC foot traffic

• The roof lines should be further studied. ARC is not looking for one unified roof, but the proposed roof line needs further development.

• Include a key plan especially to distinguish each proposed finish / material.
2. **240 GA Residential, 240 Greenwich Ave.**; Application: **PLPZ201900006** for an Exterior Alteration review to construct a **new multi-family residential building** on a property located at 240 GREENWICH AVENUE in the CGBR Zone. *Last reviewed at the 10-23-19 meeting at which members Hein, Strazza, Boldt, Brake-Smith, Cohen, Contadino, Conte, Krueger, Meniconi, and Pugliese were present.*

Applicant Postponed this item. The postponement was announced to the public prior to the start of the Exterior Alterations reviews.

3. **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. *Last reviewed at the 10-23-19 meeting at which members Hein, Strazza, Boldt, Brake-Smith, Cohen, Contadino, Conte, Krueger, Meniconi, and Pugliese present.*

Decision Status: **Submit revisions electronically.**

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

ARC’s recommendations and notes:

- Applicant agreed to drop fence to between 4 and 5 feet in height, with the scallop terminating at the parallel with the front façade of building.
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Decision Status: **Does not return.**
Motion: Hein Second: Strazza Vote: unanimous (Hein, Strazza, LoBalbo, Brake-Smith, Cohen, Conte, Krueger, Meniconi, Pugliese)
ARC’s notes:
- ARC Accepts the design as proposed: applicant is adding three new windows and removing arborvitae in front of the new windows and replaced with five hollies.

5. **Sound View and Field Point Road Residential Development, 125 Field Point Road; Application PLPZ 2017 00108** for Exterior Alteration review of **proposed change from iron ore to stainless steel railings** on a property located at 115-125 FIELD POINT ROAD and 71 SOUND VIEW DRIVE in the R-6 zone.

Decision Status: **Railing to remain iron ore. ARC did not accept the stainless steel.**
Motion: Hein Second: LoBalbo Vote: 8-1 (Hein, Strazza, LoBalbo, Brake-Smith, Cohen, Krueger, Meniconi, Pugliese voted in favor of iron ore / Conte voted in favor of stainless)
ARC’s notes:
- As previously expressed, ARC finds that the break metal does need to be contrasted with the stainless.
- ARC finds that the balconies already have a visual impact because of their openness – stainless would bring more attention to them and that should be avoided. (Once tenants move in there may be bikes/furniture/other elements and stainless railings would draw further attention to that.)
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**Decision Status:** Return for signage, lighting and landscaping. Architecture does **not require a return.**

**Motion:** Hein Second: Strazza Vote: unanimous (Hein, Strazza, LoBalbo, Brake-Smith, Cohen, Conte, Krueger, Meniconi, Pugliese)

**ARC’s recommendations and notes:**

- ARC is comfortable with architecture / finds the applicant’s team did a great job.
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Decision Status: **Return with comprehensive plans.**

Motion: Hein Second: Cohen Vote: 8-1 (Hein, LoBalbo, Brake-Smith, Cohen, Conte, Krueger, Meniconi, Pugliese; Strazza recused)

Applicant to provide the following plans and information and return to a meeting:

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- **Address the building code and make sure the proposal will comply.**

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