

1. ARC_Agenda_2023_01_04

Documents:

[1-4-23 ARC MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2023_01_04

Documents:

[1-4-23 ARC MEETING, ACTION AGENDA.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

**Wednesday, January 4th, 2023 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. **Eastern Middle School, 51 Hendrie Ave., Application PLPZ202200556** for Exterior Alteration review **for replacement of dust collector on grade with screening fence and new rooftop make-up air unit with screen** on a property at 51 Hendrie Avenue in the R-12 zone. View application [here](#).
2. **Julian Curtis School, 180 East Elm St., Application PLPZ202200557** for Exterior Alteration review **for new ground mounted cooling tower with screening fence** on a property at 180 East Elm Street in the R-6 zone. View application [here](#).
3. **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. *Last reviewed at the 12/7 meeting.* View updated plans [here](#).
4. **140 Hamilton Ave. LLC, 140 Hamilton Ave., Application PLPZ 202200487 and PLPZ 202200533** for Exterior Alteration and Sign/awning review **to update front storefront glazing and marquee, install bronze aluminum panels in masonry openings on Charles St. facade, new parking lot in rear with landscaping screening and new signage** on a property located at 140 Hamilton Ave. in the LBR-2 zone. *Last reviewed at the 12/7 meeting.* View updated plans [here](#) and sign plans [here](#).

5. **Round Hill Club Inc., 33 Round Hill Club Road, Application PLPZ202200559** for Exterior Alteration review **for repaving and restriping parking lot, new stair and sidewalk, new bollard and pole light fixtures, stormwater upgrades and landscaping** on a property at 33 Round Hill Club Road in the RA-2 zone.
View application [here](#).

II. Committee Business:

1. Any business.

- i. **ARC terms to be updated. Staff will schedule interviews with P+Z during their virtual briefing meetings typically held on Mondays 1pm – 4pm.**

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 FINAL AGENDA Regular Meeting

Wednesday, January 4th, 2023 7:00 pm – 8:26 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

Attendance: Richard Hein, Chairperson; John Conte, Vice Chairperson; Graziano Meniconi, Secretary; Peter Boldt; Rhonda Cohen; Leander Krueger; Paul Pugliese (arrived 7:12pm)
Staff: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Exterior Alteration reviews:

1. **Eastern Middle School, 51 Hendrie Ave., Application PLPZ202200556** for Exterior Alteration review **for replacement of dust collector on grade with screening fence and new rooftop make-up air unit with screen** on a property at 51 Hendrie Avenue in the R-12 zone. View application [here](#).

Decision Status: **Approved as Submitted**

Motion: Hein *Second:* Conte Vote: 7-0 (voting: Hein, Conte, Meniconi, Boldt, Cohen, Krueger, Pugliese)

2. **Julian Curtis School, 180 East Elm St., Application PLPZ202200557** for Exterior Alteration review **for new ground mounted cooling tower with screening fence** on a property at 180 East Elm Street in the R-6 zone. View application [here](#).

Decision Status: **Electronic return (Submit updated plans to Marisa.Anastasio@greenwichct.org)**

Motion: Hein *Second:* Conte Vote: 7-0 (voting: Hein, Conte, Meniconi, Boldt, Cohen, Krueger, Pugliese)

Applicant to update plans to reflect the following:

- a. Provide additional details to clarify impact of the proposed cooling tower on the view from existing building ie. photo exhibit, sections, existing topography, cross site sections showing existing and proposed landscaping;
- b. Clarify the use of the building where the windows will look out onto the cooling tower – is this a classroom/office or storage area?
- c. Look into the option of sinking the tower into the ground with retaining wall on 3 sides to limit impact on view from existing windows

3. **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. *Last reviewed at the 12/7 meeting.* View updated plans [here](#).

This item will be reviewed electronically per the 12/7 decision.

4. **140 Hamilton Ave. LLC, 140 Hamilton Ave., Application PLPZ 202200487 and PLPZ 202200533** for Exterior Alteration and Sign/awning 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 and new signage** on a property located at 140 Hamilton Ave. in the LBR-2 zone. *Last reviewed at the 12/7 meeting.* View updated plans [here](#) and sign plans [here](#).

Decision Status: **Electronic return (Submit updated plans to Marisa.Anastasio@greenwichct.org)**

Motion: Hein *Second:* Meniconi Vote: 7-0 (voting: Hein, Conte, Meniconi, Boldt, Cohen, Krueger, Pugliese)

Applicant to update plans to reflect the following:

- a. Signage:
 - Substitute apostrophe with something with a curve or more personality to compliment the Rockwell font;
 - Explore “Wine & Spirits” in Rockwell Roman instead of bold to make more current and make “Rock’s” stand out;
 - Side sign: like the design with the integrated gooseneck. Suggest the ampersand be moved so it is not on one line by itself;
 - Applicant can explore signage in windows frosted glass, almost like watermark
 - b. Revised landscape plan reviewed by JC continue the evergreen hedge instead of the opening for the oak tree;
 - c. Applicant stated no exterior refuse and all garbage for both residential and commercial use is brought to basement and removed by private sanitation company
 - d. ARC is happy with windows replaced in kind, suggest not bright white; applicant can explore frosted vinyl on lower windows instead of just blacked out
5. **Round Hill Club Inc., 33 Round Hill Club Road, Application PLPZ202200559** for Exterior Alteration review **for repaving and restriping parking lot, new stair and sidewalk, new bollard and pole light fixtures, stormwater upgrades and landscaping** on a property at 33 Round Hill Club Road in the RA-2 zone. View application [here](#).

Decision Status: **Approved as Submitted**

Motion: Hein *Second:* Conte Vote: 7-0 (voting: Hein, Conte, Meniconi, Boldt, Cohen, Krueger, Pugliese)

II. Committee Business:

1. Any business.

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