

1. Final Agenda

Documents:

[5-20-20 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC\_Agenda\_2020\_05\_20

Documents:

[5-20-20 ARC REGULAR MEETING, ACTION AGENDA DRAFT.PDF](#)

**ARCHITECTURAL REVIEW COMMITTEE**  
**Regular Meeting**  
**Wednesday, May 20, 2020, 6:30 pm**  
**FINAL AGENDA**

**Zoom Virtual Meeting**

Click ink below to join meeting:

<https://greenwichct.zoom.us/j/92478020245?pwd=M2grQ29CZWQzeG40cnhZa1dGbWpKOT09>

Or Dial-in: 646 518 9805; Webinar ID: 924 7802 0245 and Password: 2223574

Or iPhone one-tap :US: +16465189805,,92478020245#,,1#,2223574#

**I. Briefing with P+Z Deputy Director:**

- 1. Greenwich Plaza, Inc., 2 – 28 Railroad Ave. and 2 Steamboat Rd.;** Project overview of Application **PLPZ 202000038** for Exterior Alteration review **for redevelopment of the north side of the Greenwich Train Station and surrounding mixed-use commercial block** on the property located at 2-28 Railroad Avenue in the CGB and CGBR Zones **and demolition of the existing Taxi Stand and construction of a new south station and related driveway and site improvements** on the property located at 2 Steamboat Road in the GB and CGIO zones.

**II. Committee Business:**

1. Review of Minutes of 5-6-20 meeting.
2. Any other Business.

**III. Exterior Alteration Reviews:**

- 1. 100 East Putnam LLC, 100 East Putnam Avenue;** Application **PLPZ202000101** for Exterior Alteration review **for demolition of existing bank building and construction of new structure with retail/bank on first floor and 22 residential units under 6-110 on second and third floors** on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone.
- 2. Lynne Haven, MD Dermatology, 5 Oak Street;** Application **PLPZ202000093** for Exterior Alteration and Signage review **for construction of new facade on existing building to create Dermatology office, new signage, landscaping and lighting** at a property located at 5 Oak Street in the GB zone.

3. **The Mill, 6-10 Glenville St./328 + 340 Pemberwick Road;** Application **PLPZ201800249** for Exterior Alteration review **for landscaping and hardscaping alterations** at a property located at 6-8 Glenville Street and 328-340 Pemberwick Road in the LB Zone. *Last reviewed October 3, 2018.*

*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 [alan.barry@greenwichct.org](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.*

## **ARCHITECTURAL REVIEW COMMITTEE**

### **Regular Meeting**

**Wednesday, May 20, 2020**

**6:30-10:18 pm**

### **Zoom Virtual Meeting**

### **Action Agenda draft**

**Members Present:** Richard Hein, Chairperson; Katherine LoBalbo, Secretary; Heidi Brake-Smith; Louis Contadino; Rhonda Cohen; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese (6:57pm arrival)

**Absent:** Peter Boldt

**Staff Present:** Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

#### **I. Briefing with P+Z Deputy Director:**

- 1. Greenwich Plaza, Inc., 2 – 28 Railroad Ave. and 2 Steamboat Rd.;** Project overview of Application **PLPZ 202000038** for Exterior Alteration review **for redevelopment of the north side of the Greenwich Train Station and surrounding mixed-use commercial block** on the property located at 2-28 Railroad Avenue in the CGB and CGBR Zones **and demolition of the existing Taxi Stand and construction of a new south station and related driveway and site improvements** on the property located at 2 Steamboat Road in the GB and CGIO zones.

Summary: Overview of the project and P+Z's Decision on the Preliminary Site Plan presented by Deputy Director Patrick LaRow in anticipation of ARC's review of project.

## II. Exterior Alteration Reviews:

1. **100 East Putnam LLC, 100 East Putnam Avenue;** Application **PLPZ202000101** for Exterior Alteration review **for demolition of existing bank building and construction of new structure with retail/bank on first floor and 22 residential units under 6-110 on second and third floors** on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone.

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

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

### Notes:

- ARC emphasizes that the building must reflect the character of Cos Cob which is characterized by: 1 to 2-story, eclectic buildings with varying roof scapes. Some buildings are not parallel to the street and some are Georgian with dramatic white trim. ARC recommends a design for the subject building that is Classic / timeless but unique.
- Massing: The corner of Taylor and East Putnam Ave provides an opportunity for a moment of special architecture; although 3 stories are permitted, character is needed. The applicant should provide imperfection and/or unique architectural moments to reflect Cos Cob.
- Revise the current residential entrance located at the back door / garage and instead celebrate the residential arrival.
- Provide a charming pedestrian-oriented arrival along East Putnam Avenue for the retail entrance – this entrance should encourage walkability.
- Consider a breezeway/alley/walkway between the two buildings.
- The windows need variation. Double hung is recommended but this does not mean to use smaller windows, but rather to explore the detailing.
- Proposed lighting and bench are too modern for a classical area.
- ARC remains concerned about the removal of between 28-51 trees from the tree ridge. Although these trees may not be high quality specimens, they represent a rare naturally occurring buffer which will regenerate over time.
- Evaluate pulling the building away from the southwest corner to save trees.
- Increase the size of the proposed trees and plant material in order to contribute to the canopy of the Town and to upgrade the proposed plant material to correlate with the proposed large building.

2. **Lynne Haven, MD Dermatology, 5 Oak Street;** Application **PLPZ202000093** for Exterior Alteration and Signage review **for construction of new facade on existing building to create Dermatology office, new signage, landscaping and lighting** at a property located at 5 Oak Street in the GB zone.

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

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

**Notes:**

- Review proportions of windows and general façade;
- Look for ways to blend old and new styles of architecture;
- Review the landscaping: ARC recommends an ilex helleri or some type of ilex hedge instead of solely vinca as proposed;
- Review and revise signage to add airiness to the word “dermatology”, and fix typos (i.e. Greenwich and Dermatology). Font can be changed to add more character.

3. **The Mill, 6-10 Glenville St./328 + 340 Pemberwick Road;** Application **PLPZ201800249** for Exterior Alteration review **for landscaping and hardscaping alterations** at a property located at 6-8 Glenville Street and 328-340 Pemberwick Road in the LB Zone. *Last reviewed October 3, 2018.*

Decision Status: **Approve as Amended**

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

**Notes:**

- All lights are to be put on sensors so they turn off at 10pm.
- Add shielding to light fixtures as required.

**III. Committee Business:**

1. Review of Minutes of 5-6-20 meeting. RH – motion to approve with the following changes, HBS – 2<sup>nd</sup>, Unanimous
  - a. Innis Arden: Items 2 and 4 and 12 all speak to the same idea so incorporate those into just one recommendation.
2. Any other Business.
  - a. When to have a special meeting for the train station? 5/27/2020 @ 6:30pm

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