1. Final Agenda
   Documents:
   6-3-2020 ARC REGULAR MEETING, FINAL AGENDA.PDF

2. ARC_Agenda_2020_06_03
   Documents:
   6-3-2020 ARC REGULAR MEETING ACTION AGENDA DRAFT.PDF
ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting

Wednesday, June 3, 2020, 6:30 pm

Zoom Virtual Meeting

Please use the link below to join the webinar:
https://greenwichct.zoom.us/j/95415046362?pwd=UEhoTENSUXhsSTIIXV6ZW1zZ0RzQT09

Or input the following information at Zoom.us:
Webinar ID: 954 1504 6362
Password: 8745466

Or Telephone: Dial +1 646 518 9805 / Webinar ID: 954 1504 6362 / Password: 8745466

I. Committee Business:

1. Review of Minutes of 5-20-2020 meeting.
2. Any other Business.

II. Exterior Alteration Applications:

1. Greenwich Cardinal Stadium – Greenwich High School, 10 Hillside Road;
   Application: PLPZ202000128 for Exterior Alteration review for replacement of home side bleachers with new press box, new 1 story building for home team room, storage, concession, public restroom, 1 story ticket booth/kiosk, new parking area with handicapped parking spaces, replacement of field light fixtures on existing poles, related site development, site lighting, utilities, and storm drainage improvements on a property located at 10 Hillside Road in the RA-1 and R-20 zone.

2. Greenwich Country Day School, Inc., 23 Fairfield Road; Application: PLPZ201900493 for an Exterior Alteration review for conversion of certain grass fields to synthetic turf, construction of a new field house, storage building, and new parking areas and installation of new lighting and landscaping on a property located at 23 FAIRFIELD ROAD in the RA-1 Zone.
3. **Asiana Restaurant, 68 East Putnam Avenue;** Application PLPZ202000032 for Exterior Alteration review to **remove one window and make glass door to serve outdoor dining on proposed bluestone pavers and to build a stone wall to make patio level for dining** on a property at 68 East Putnam Avenue in the CGBR zone.

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ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting

Wednesday, June 3, 2020, 6:30 pm – 10:52 pm

Zoom Virtual Meeting

Members Present: Richard Hein, Chairperson; Katherine LoBalbo, Secretary (7:12 pm); Peter Boldt (6:42 pm); Heidi Brake-Smith; Rhonda Cohen; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese.

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

I. Exterior Alteration Applications:

1. Greenwich Cardinal Stadium – Greenwich High School, 10 Hillside Road; Application: PLPZ202000128 for Exterior Alteration review for replacement of home side bleachers with new press box, new 1 story building for home team room, storage, concession, public restroom, 1 story ticket booth/kiosk, new parking area with handicapped parking spaces, replacement of field light fixtures on existing poles, related site development, site lighting, utilities, and storm drainage improvements on a property located at 10 Hillside Road in the RA-1 and R-20 zone.

Decision Status: Do not return for structure of stands, Return to a meeting for ticket booth and details.
Motion: Hein Second: LoBalbo Vote: unanimous (Hein; LoBalbo; Boldt; Brake-Smith; Cohen; Contadino; Conte; Krueger; Meniconi; Pugliese)

Notes:

a. The ARC recommends that the general structure of the stand be forwarded to P&Z but the details of landscaping and the ticket booth return to a meeting for further review;

b. Plant shade trees on the grassy knoll to provide a shaded sitting area;
c. Make the seating area flush with the paved area in order to create more of an integrated plaza with the food truck area;
d. Integrate the ramps into the design more successfully or consider mechanical lift;
e. Revise plans to extend the experience of the plaza around the rear of the stadium and wrap the west side of the stadium;
f. The ARC recognizes that 50% of users would use west side of stadium and that should be a focus;
g. Applicant to submit up to date plans which may have not been submitted during this review according to applicant;

h. Provide large scale plans documenting details of project;

i. The ARC notes concerns were raised over the profile and slanted roof of elevator tower – the applicant should consider if necessary or meaningful;

j. The applicant shall provide materials, samples and colors;

k. The ARC recommends shade trees instead of umbrellas and more benches.

2. Greenwich Country Day School, Inc., 23 Fairfield Road; Application: PLPZ201900493 for an Exterior Alteration review for conversion of certain grass fields to synthetic turf, construction of a new field house, storage building, and new parking areas and installation of new lighting and landscaping on a property located at 23 FAIRFIELD ROAD in the RA-1 Zone.

Decision Status: Return to a meeting
Motion: Hein Second: Meniconi Vote: unanimous (Hein; LoBalbo; Boldt; Brake-Smith; Cohen; Contadino; Conte; Krueger; Meniconi; Pugliese;)

Applicant to submit revised plans and documents to address the following:

a. Provide clarification on the impact of the project on the naturalistic character of neighborhood, street, neighboring country club, and visual impact to Fairfield Road;

b. Provide more screening and preservation of existing trees;

c. Provide a tree removal plan that includes information with respect to the buffer between applicant and Country Club and preservation of stone wall;

d. Provide cross sections showing all structures and designs on neighboring properties to understand context;

e. The visuals provided by the applicant have not proven to committee that impact to neighbors and to Fairfield Road has been mitigated properly – ARC requests additional material to understand the mitigation; the details of the edges of the property need to be provided along with proposed landscaping in those areas

f. Provide specifics on the temporary nature of the structure;

g. Submit plans, sections, elevations and materials list – provide cross sections that shows neighbors on both sides and vegetation and new structures

h. Provide details on visual impact of the astroturf;

i. Revisit details of hardscape and landscape to make it feel more naturalistic;

j. Preserve the “magical separation” of the grove of trees from developed areas;

k. Update bollards to be no greater than 30”;
3. **Asiana Restaurant, 68 East Putnam Avenue; Application PLPZ202000032** for Exterior Alteration review to **remove one window and make glass door to serve outdoor dining on proposed bluestone pavers and to build a stone wall to make patio level for dining** on a property at 68 East Putnam Avenue in the CGBR zone.

Decision Status: **Does not return.**
Motion: LoBalbo Second: Brake-Smith Vote: unanimous (Hein; LoBalbo; Boldt; Brake-Smith; Cohen; Contadino; Conte; Krueger; Meniconi; Pugliese;)

**Notes:**

a. ARC recommends additional planting and tree wells. Have the town look at the green strip and work with applicant to remove the concrete mafia blocks.

II. **Committee Business:**


2. Any other Business.

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