1. ARC_Agenda_2019_11_06
   Documents:
   11-6-19 ARC REGULAR MEETING, FINAL AGENDA 1.PDF

2. ARC_Agenda_2019_11_06
   Documents:
   11-6-19 ARC REGULAR MEETING, FINAL AGENDA REVISED 1.PDF

3. ARC_Agenda_2019_11_06
   Documents:
   11-6-19 ARC REGULAR MEETING, ACTION AGENDA DRAFT 1.PDF
ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA
Regular Meeting

Wednesday, November 6, 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. Committee Business:

   1. Review of Minutes of 10-23-19 meeting.
   2. 2020 meeting schedule.
   3. Annual Election of Officers.
   4. Any other Business.

II. Sign/Awning Reviews:

   1. Lighthouse Technology Partners, 103 Mason Street; Application: PLPZ201900404 for a Sign / Awning review for facade signs on a property located at 103 MASON STREET in the CGB Zone. Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.

   2. Milbank Land Company, LLC, 46 Milbank Ave.; Application: PLPZ201900435 for a Sign / Awning review for a freestanding sign on a property located at 46 MILBANK AVENUE in the R-6-HRO Zone.

   3. Easy Street Properties, LLC, 2 Arch St.; Application: PLPZ201900440 for a Sign / Awning review for two facade signs on a property located at 2 ARCH STREET GREENWICH, CT 06830 in the CGB Zone. Note - one façade sign was
accepted by ARC via subcommittee vote (Hein, Strazza, Cohen). under PLPZ 201900361 at the 9-11-19 meeting. Applicant now proposing two façade signs.

4. Piper Sandler, 145 Mason St.; Application: PLPZ201900441 for a Sign Awning review for façade sign on a property located at 145 MASON STREET in the CGB Zone.

III. Exterior Alteration Applications:

1. Bright Horizons Daycare, 75 Holly Hill Lane; Application: PLPZ201900174 for an Exterior Alteration review of new playground and ramp for proposed new daycare and associated site work and landscaping on a property located at 75 HOLLY HILL LANE in the GBO Zone. Last reviewed at 9-11-19 meeting at which members Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, and Pugliese were present.

2. Global Montello Group (Mobil Station), 1129 East Putnam Ave.; Application: PLPZ201900362 and PLPZ201900363 for an Exterior Alteration and Sign/Awning review for new fascia on canopy, new internally illuminated price sign, and new “wedge” signs on a property located at 1129 EAST PUTNAM AVENUE in the LB Zone. Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.

3. Global Montello Group (Mobil Station), 520 East Putnam Avenue; Application: PLPZ201900366 and PLPZ201900367 for an Exterior Alteration and Sign/Awning review for new fascia on canopy, new internally illuminated price sign, and new “wedge” signs on a property located at 520 EAST PUTNAM AVENUE in the LB Zone. Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.

4. Global Montello Group (Mobil Station), 780 West Putnam Ave.; Application: PLPZ201900364 and PLPZ201900365 for an Exterior Alteration and Sign/Awning review for new “wedge” signs on a property located at 780 WEST PUTNAM AVENUE in the GBO Zone. Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.

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I. Committee Business:

1. Review of Minutes of 10-23-19 meeting.
2. 2020 meeting schedule.
3. Annual Election of Officers.
4. DPW Project 17-16: Replacement of Bridge No. 05012, Davis Avenue bridge over Indian Harbor.
5. Any other Business.

II. Sign/Awning Reviews:

1. Lighthouse Technology Partners, 103 Mason Street; Application: PLPZ201900404 for a Sign/Awning review for façade signs on a property located at 103 MASON STREET in the CGB Zone. Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.

2. Milbank Land Company, LLC, 46 Milbank Ave.; Application: PLPZ201900435 for a Sign/Awning review for a freestanding sign on a property located at 46 MILBANK AVENUE in the R-6-HRO Zone.

3. Easy Street Properties, LLC, 2 Arch St.; Application: PLPZ201900440 for a
Sign /Awning review for **two facade signs** on a property located at 2 ARCH STREET GREENWICH, CT 06830 in the CGB Zone. *Note - one facade sign was accepted by ARC via subcommittee vote (Hein, Strazza, Cohen). under PLPZ 201900361 at the 9-11-19 meeting. Applicant now proposing two facade signs.*

4. **Piper Sandler, 145 Mason St.;** Application: PLPZ201900441 for a Sign Awning review for **facade sign** on a property located at 145 MASON STREET in the CGB Zone.

III. **Exterior Alteration Applications:**

1. **Bright Horizons Daycare, 75 Holly Hill Lane;** Application: PLPZ201900174 for an Exterior Alteration review of **new playground and ramp for proposed new daycare and associated site work and landscaping** on a property located at 75 HOLLY HILL LANE in the GBO Zone. *Last reviewed at 9-11-19 meeting at which members Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, and Pugliese were present.*

2. **Global Montello Group (Mobil Station), 1129 East Putnam Ave.;** Application: PLPZ201900362 and PLPZ201900363 for an Exterior Alteration and Sign/Awning review for **for new fascia on canopy, new internally illuminated price sign, and new “wedge” signs** on a property located at 1129 EAST PUTNAM AVENUE in the LB Zone. *Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.*

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4. **Global Montello Group (Mobil Station), 780 West Putnam Ave.;** Application: PLPZ201900364 and PLPZ201900365 for an Exterior Alteration and Sign/Awning review for **for new “wedge” signs** on a property located at 780 WEST PUTNAM AVENUE in the GBO Zone. *Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.*

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ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA draft
Regular Meeting

Wednesday, November 6, 2019
7:00 PM

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

Members Present: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Peter Boldt; Rhonda Cohen; Louis Contadino; John Conte (arrived at 8:15pm); Leander Krueger; Graziano Meniconi; Heidi Brake-Smith.

Members Absent: Katherine LoBalbo, Secretary; Paul Pugliese

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

I. Committee Business:

1. Review of Minutes of 10-23-19 meeting. Approved with updates as noted. Vote: Hein 1st, Strazza 2nd, unanimous.

   240 Greenwich Ave.— Include note that there was discrepancy on rendering vs elevation regarding address number. Include recommendation (for the future sign application) that the address number be placed on canopy and the name “Jlofts” be placed on front of building on corner where people enter. (Strazza)

   10 Lexington Avenue – Update the first bulletpoint so that it is clear that ARC is not issuing decisions on parking requirements, but that the committee strongly prefers elimination of the front parking space. (Brake-Smith)

   Greenwich Library – Update Bulletpoint 3 – applicant agreed they didn’t want tree in the center so ARC is okay with a new tree in the planter by the wall. Include description of recommended tree as a “visual asset to be viewed through window across the courtyard”. Include recommendation that the sliding door should maximize glazing and minimize mullions. (Brake-Smith / Hein)

2. 2020 meeting schedule. Approved with updates as noted. Hein 1st, Strazza 2nd, unanimous.

   Chairman Hein proposed that sign committee members come at 7pm and then regular members 7:30 or 7:45 depending on amount of sign applications / preference for no extra sign meeting. Brake-Smith recommended eliminating every third month’s 2nd meeting (March 18, June 17 and
September 16th) from the regular meeting schedule, but holding those dates aside as optional meeting dates if needed for application load.

3. Annual Election of Officers.

4. DPW Project 17-16: Replacement of Bridge No. 05012, Davis Avenue bridge over Indian Harbor. Review based on the 6-6-19 Powerpoint.
   ARC prefers the railings used for the Bailiwick Bridge vs the Comly Bridge as shown in the photos on page 33 of the Powerpoint.
   ARC prefers Option B (page 31), which preserves most of the existing stone. Option A is not preferred.
   ARC asks that more clarity be provided on proposed elevations and that state and federal guidelines along with the US DOT report on sea level rise be integrated into the design.

5. Any other Business. None.
II. Sign/Awning Reviews:

1. **Lighthouse Technology Partners, 103 Mason Street; Application: PLPZ201900404** for a Sign /Awning review for façade signs on a property located at 103 MASON STREET in the CGB Zone. *Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.*

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

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

ARC’s recommendations and notes:

- Return and integrate ARC’s concerns into the sign design and presentation. If “Lighthouse” sign is permitted on the second floor, there becomes less or no opportunity for any other signage. Further, the applicant indicates that other tenants occupy the 2nd floor.
- ARC recommends the “Lighthouse” sign not be placed on the 2nd floor of building. There are opportunities on the building for placement on the first floor with updates to the proposed design –ie, a plaque sign to the left (looking from Mason Street) above the window, or up the block above the single window on brick wall. Regarding the curved wall on first floor – the size of the sign can be reduced so that it fits on the flat part.
- Further consider eliminating illumination of the sign.
- Offer a directory inside the entry vestibule.
- Address numbers should match typeface of signage letters.
- PAYARC sign is not approved – the applicant provided those plans for reference.
2. **Milbank Land Company, LLC, 46 Milbank Ave.:** Application: PLPZ201900435 for a Sign /Awning review for a **freestanding sign** on a property located at 46 MILBANK AVENUE in the R-6-HRO Zone.

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

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

ARC’s recommendations and notes:
- Review opportunities on the existing stone wall between driveways to place address number(s).
- ARC found that the sign did not have a supportive enough “base” with the 4x4 posts as proposed – recommended adding landscaping and/or adjusting the size of posts. Consider stone piers.
- Try to incorporate wrought iron and/or color of house into the signage to make it distinctive to the subject structure.
- The possibility of using one sign for both 30 and 46 Milbank Ave. was discussed and would be amenable to ARC if proposed.

3. **Easy Street Properties, LLC, 2 Arch St.:** Application: PLPZ201900440 for a Sign /Awning review for **two façade signs** on a property located at 2 ARCH STREET GREENWICH, CT 06830 in the CGB Zone. **Note - one façade sign was accepted by ARC via subcommittee vote (Hein, Strazza, Cohen). under PLPZ 201900361 at the 9-11-19 meeting. Applicant now proposing two additional façade signs.**

Decision Status: **Does not return. Submit revisions electronically.**

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

ARC’s recommendations and notes:
- Sign on the Arch St side to be eliminated.
- Horse logo to be in the middle of lettering instead of above it. Keep size and style of both signs consistent.
- Pins to be placed in mortar joints and not brick.

4. **Piper Sandler, 145 Mason St.:** Application: PLPZ201900441 for a Sign Awning review for **façade sign** on a property located at 145 MASON STREET in the CGB Zone.

Decision Status: **Approved as submitted.**

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

III. Exterior Alteration Applications:

1. **Bright Horizons Daycare, 75 Holly Hill Lane**: Application: PLPZ201900174 for an Exterior Alteration review of **new playground and ramp for proposed new daycare and associated site work and landscaping** on a property located at 75 HOLLY HILL LANE in the GBO Zone. *Last reviewed at 9-11-19 meeting at which members Hein, Strazza, LoBalbo, Boldt, Cohen, Contadino, Meniconi, and Pugliese were present.*

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

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

ARC’s recommendations and notes:

- Identify existing trees on survey by species and size – along with all trees to be removed, trees to be protected. Incorporate tree protection notes into drawing including for those trees beyond the property line.
- Provide renderings of proposed landscaping without benefit of the existing street trees.
- Choose specific plantings to enhance the north edge facing the parking garage to address concerns such as slope, cars, fumes, etc.
- Revisit architecture of ramp and try to incorporate canting into the design.
- Swap positions of the proposed planting buffer along ramp from the ADA side to the children’s side.
- Use distinct color, texture and form for children’s ramp — distinguish it from ADA ramp.
- Provide details and samples on fencing and diagram of height – confirm compliance with Zoning regulations.
- Provide specs and information on the existing AC condenser – are there any requirements needed to meet code such as an access ladder or provisions for security or preventing children from entering area? Provide the noise rating.
- Applicant to review appearance and proportion of exterior door.
- Refer the width of the new interior corridor to P+Z for review – a wider corridor is preferable for two way “traffic” of kiddie carts / long windowless corridor would benefit from a couple of more feet of width.
- Refer concerns about common elevator lobby (safety) to P+Z.
2. **Global Montello Group (Mobil Station), 1129 East Putnam Ave.;** Application: PLPZ201900362 and PLPZ201900363 for an Exterior Alteration and Sign/Awning review for new fascia on canopy, new internally illuminated price sign, and new “wedge” signs on a property located at 1129 EAST PUTNAM AVENUE in the LB Zone. *Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.*

Decision Status: **Does not return to a meeting. Submit revisions electronically.**

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

ARC’s recommendations and notes:
- Submit updated plans that show the correct height of fascia.

3. **Global Montello Group (Mobil Station), 520 East Putnam Avenue;** Application: PLPZ201900366 and PLPZ201900367 for an Exterior Alteration and Sign/Awning review for new fascia on canopy, new internally illuminated price sign, and new “wedge” signs on a property located at 520 EAST PUTNAM AVENUE in the LB Zone. *Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.*

Decision Status: **Does not return to a meeting. Submit revisions electronically.**

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

ARC’s recommendations and notes:
- Submit updated plans that show the correct height of fascia.

4. **Global Montello Group (Mobil Station), 780 West Putnam Ave.;** Application: PLPZ201900364 and PLPZ201900365 for an Exterior Alteration and Sign/Awning review for new “wedge” signs on a property located at 780 WEST PUTNAM AVENUE in the GBO Zone. *Last reviewed at 10-9-19 meeting which members Strazza, LoBalbo, Boldt; Contadino; Conte; Krueger; Meniconi; Pugliese; Brake-Smith were present.*

Decision Status: **Does not return to a meeting. Submit revisions electronically.**

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

ARC’s recommendations and notes:
Synergy signage on pumps is okay.

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