

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:

1. Review of Minutes of 5-20-2020 meeting. Motion – Hein Second – Brake-Smith. Unanimous. Approved.
2. Any other Business.

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 as soon as possible in advance of the event.