

ARCHITECTURAL REVIEW COMMITTEE
Regular Meeting

ACTION AGENDA draft
Wednesday, July 1, 2020, 5:34pm – 11:54 pm

VIRTUAL MEETING held via Zoom

Members Present: Richard Hein, Chairperson (*attended sign meeting*); Rhonda Cohen (*attended sign meeting*); Heidi Brake-Smith (*attended sign meeting*); Paul Pugliese (*attended sign meeting*); Louis Contadino; Leander Krueger; Graziano Meniconi; John Conte (recused on PLPZ202000170); Peter Bolte (arrived at 7:05pm).

Staff Present: Marisa Anastasio, Senior Planner and Jacalyn Pruitt, Planner II.

I. Sign/Awning Reviews:

1. **Chicque, 151 Greenwich Avenue;** Application **PLPZ202000169** for Sign/Awning review of **awning signage** on a property located at 151 Greenwich Avenue in the CGBR zone.

Decision Status: **Electronic Resubmittal** (*email:*
Marisa.Anastasio@greenwichct.org and Jacalyn.Pruitt@greenwichct.org)

Motion: Hein *Second:* Cohen

Vote: 4-0 (Hein, Brake-Smith, Cohen, Pugliese)

The applicant must:

- i. Keep the “unit” of text as it is but drop the unit lower, so it is centered between the angular portion of the awning.

2. **Sweetgreen, 102 Greenwich Avenue;** Application **PLPZ202000116 and PLPZ202000126** for Sign/Awning and Exterior Alteration review of **proposed new louvers in brick façade, mechanical units, new facade sign and new awnings with signage** on a property located at 102 Greenwich Avenue in the CGBR zone.

Decision Status: **Approved as Submitted**

Motion: Hein *Second:* Pugliese

Vote: 4-0 (Hein, Brake-Smith, Cohen, Pugliese)

3. **Boll and Branch, 169 Greenwich Avenue;** Application **PLPZ202000167** for Sign/Awning review of **façade signage** on a property located at 169 Greenwich Avenue in the CGBR zone.

Decision Status: **Approved as Submitted**

Motion: Hein *Second:* Cohen

Vote: 4-0 (Hein, Brake-Smith, Cohen, Pugliese)

II. Exterior Alteration Applications:

1. **Round Hill Volunteer Fire Company, 166 Old Mill;** Application **PLPZ202000170** for an Exterior Alteration review **for construction of an addition on the West side of the firehouse and replacement of asphalt with landscaping** on a property located at 166 Old Mill Road in the RA-4 zone.

Decision Status: **Positive recommendation to Planning and Zoning with a return to ARC to review only the following “Notes of the Motion”**

Motion: Hein *Second:* Contadino

Vote: Unanimous 7-0 (Hein, Brake-Smith, Cohen, Pugliese, Contadino, Krueger, Meniconi) Cohen and Bolte abstain.

Notes of the Motion:

- i. The roofline will be revised to a gambrel roof;
 - ii. Resolve elevations by extending a cantilever on the street elevation on the left-hand door, as well as the other elevation;
 - iii. Would a front porch work to cover both doors? Or some other way to tie the doors together?
 - iv. The two doors are unwelcoming, and doors around the structure should have a hierarchy;
 - v. Windows should have a rhythm and hierarchy;
 - vi. Color of the doors should be evaluated. White is not recommended. Maybe red to blend in, as a typical barn door?
 - vii. To revisit the parking layout regarding the parking spot that blocks/hinders the pedestrian entrance.
2. **Innis Arden, 120 Tomac Avenue;** Application **PLPZ202000084** for an Exterior Alteration **for a new clubhouse on the East side of Tomac Avenue with revised landscaping and lighting and construction of a new warming hut and paddle tennis platforms on the West side of Tomac Ave.** on a property located at 120 Tomac Avenue in the R-12 zone. *Last reviewed at 5-6-2020 meeting at which members Boldt, Brake-Smith, Cohen, Conte, Krueger, Meniconi, Pugliese were present.*

Decision Status: **Positive recommendation to Planning and Zoning with electronic return to ARC to review the planting plan and site plan as noted in**

the following “Notes of the Motion” (For Electronic Return (*email:*
Marisa.Anastasio@greenwichct.org)

Motion: Hein *Second:* Conte

Vote: Unanimous 8-0 (Hein, Brake-Smith, Cohen, Pugliese, Contadino, Krueger, Meniconi, Cohen)

Notes of the Motion:

- i. The ARC sees this area as a campus and the landscaping needs a unifying look for this “campus”;
 - ii. Applicant to provide a comprehensive existing and proposed planting plan that is cohesive;
 - iii. The applicant must confirm compliance with Sections 6-180 through 6-182 of the Town’s Building Zone Regulations (BZR);
 - iv. Revisit curb cut location and walkway paths to receive a closer look on both sides of Tomac Ave. Desire to increase shading and greening throughout Greenwich;
 - v. *Cornus kousa* dogwood should be used in place of the dogwood currently proposed;
 - vi. Maintain the Privet hedge throughout the campus and stacked stone walls;
 - vii. Landscaped stone walls and architecture stone on structures should all relate to each other;
 - viii. Concern for tree replacement ratio for P&Z to review;
 - ix. Expect exterior lighting for courts and such to respect cut-off times;
 - x. Show how bollards there will be between the Clubhouse and Tomac Ave.;
 - xi. Dormers on rear elevation could be resolved more elegantly;
 - a. Maybe lowered and recessed a bit would help here;
 - b. Could they be symmetrical?
 - xii. Parking vs. vegetation along the street. Maybe the drawings can articulate this relationship better? Plants throughout the campus need to relate to each other;
 - xiii. Lower plantings suggested by the crosswalk and parking entrance/exit;
 - xiv. The main crosswalk has an awkward path of travel and it may meander too much as currently designed. ARC believes the end user may not respect the path, and make their own path.
3. **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. *Last reviewed at 6-3-2020 meeting at which members Hein, LoBalbo; Boldt; Brake-Smith; Cohen; Contadino; Conte; Krueger; Meniconi; Pugliese were present.*

Postponed by Applicant

4. **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. *The application was last reviewed at the 5-27-2020 meeting at which members Hein; LoBalbo; Boldt; Brake-Smith; Cohen; Conte; Krueger; Meniconi; Pugliese were present.*

Decision Status: **Recommendation to proceed to Planning and Zoning as noted in the following “Notes of the Motion”** (For Electronic Return (*email: Marisa.Anastasio@greenwichct.org*)

Motion: Hein *Second:* Meniconi

Vote: Unanimous 8-0 (Hein, Brake-Smith, Cohen, Pugliese, Contadino, Krueger, Meniconi, Cohen)

Notes of the Motion:

- i. The Chairman noted at the beginning of the motion that the Committee’s comments on the tree ridge would go on record:
 1. Where the building is placed, it is taking removing a “green spine” in town that cannot be regained;
 - a. Could the placement of the building be revised to save this unique and connected greenscape?
 - b. POCD Greenscape finding: Indigenous vegetation outcrops are important;
 - c. POCD Greenscape finding: Preservation of greenscape for parking requirement numbers?
 - d. Is there any way to save all or some of the ridge?
- ii. Proposed residential entry is not fully developed and needs clarification of the architecture. Windows are too high and lights too low. Does not show an arrival. Is it handicap accessible? Walkability and accessibility are very important and need refinement;
- iii. Consider adding white band, cornice or other architectural element at the top of the 2nd floor, not necessarily adding a parapet;
- iv. Roofscape needs a lower ridge applied to building parallel to Putnam Ave.

- with a dropped ridge and dormers, so it does not seem like a 4th story;
- v. Try to develop a stronger definition of architectural relief in the long elevations – East and West elevations – not just by changing brick pattern or skin;
 - vi. Proportion of windows – they are not symmetrical to themselves or façade – need updating;
 - vii. Complexity of the roof and façade is commendable. Please add more of it;
 - viii. Extend walkability as that is noted to be a major asset of this project; - this specifically needs review at the egress on East Putnam Avenue;
 - ix. A significant greenscape and natural features are valued by this group;
 - x. Confirm compliance with Sections 6-180 through 6-182 of the Town’s BZR, specifically Type E plantings for parking areas;

III. Committee Business:

1. Review of Minutes of 5-27, 6-1, and 6-3-2020 meetings.
 - i. **Approved 6/1 and 6/3 meeting notes**
 - ii. **Motion by Hein Second by Blake-Smith (unanimous)**
2. Any other Business.

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