ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA draft
Regular Meeting

Wednesday, December 2nd, 7:00 pm – 8:57 pm
Zoom Virtual Meeting

Members Present: Richard Hein-Chairperson; John Conte; Secretary; Heidi Brake-Smith; Louis Contadino; Leander Krueger; Katherine LoBalbo; Graziano Meniconi.
Members Absent: Peter Boldt; Rhonda Cohen; Paul Pugliese.
Staff Present: Marisa Anastasio, Senior Planner and Bianca Dygert, Planner II.

I. Exterior Alteration Applications:
1. TOG Department of Public Works, Glenville Road corridor; Application PLPZ 2020 00xxx, for Exterior Alteration review of the proposed corridor plan at Glenville Street/Road from Glen Ridge to Weaver Street.
View Plan here and applicant’s presentation here.

CANCELLED

2. 4 Orchard, LLC, 4 Orchard St.; Applications PLPZ 202000298 and 202000334, for Exterior Alteration and Sign/Awning review of a 15-Unit Multi-Family Affordable Housing “Set Aside Development” pursuant to Connecticut General Statutes Section 8-30g and freestanding sign located at 4 Orchard Street on a .65-acre parcel in the R-7 Zone.
View plans here.

Decision Status: Does Not Return – forward to P+Z with ARC’s recommendations.
Motion: Hein Second: LoBalbo Vote: unanimous
ARC’s recommendations:
   a. ARC finds there is an overall lack of landscaping and an overabundance of asphalt. ARC recommends additional areas of landscaping on site, planting of larger trees, planting of trees within parking areas (between spaces) and/or reducing parking spaces for additional green area.
   b. ARC does not find it reasonable that trees proposed on the neighboring Cos Cob school property are counted as landscaping/screening for this project.
   c. The applicant indicated that the concrete pad in front of the existing
building will be reduced and a grass strip added, but the landscaping plan should accurately reflect this upgrade.

d. Consider relocating condenser units to the roof in order to find space for more green area.

e. Change the color of the roof from charcoal to a softer color such as weathered wood.

f. Address the proportion of the windows on building 1, facing the street, as they look too “squat” on the drawings. “2 over 1” windows are acceptable to ARC. The applicant agreed to submit window cut sheets to confirm the proper size.

g. Clearly show all dumpster locations and screening on plans, and address any adverse impacts on the outdoor patios that will be close to the refuse.

3. 1549 East Putnam Avenue, Application PLPZ202000290 for an Exterior Alteration review of the landscaping and lighting of a new building partially located in Stamford on a property partially located at 1549 East Putnam Avenue in Old Greenwich in the GB zone. Last reviewed at the 11-4-2020 meeting at which members Hein; Conte, Boldt, Brake-Smith; Contadino; Krueger; Meniconi; Pugliese were present. View revised plans here. View initial plans here.

Decision Status: Does Not Return.
Motion: Hein Second: Conte Vote: unanimous
Notes:

ARC finds the elimination of the double entrance is a big improvement and appreciates the responsiveness of the applicant to improve the look of the existing wall and to provide additional landscaping.

II. Committee Business:

   1. Any Business. None.

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.