

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

**Wednesday, April 7, 2021, 7:00 pm – 10:36 pm
Zoom Virtual Meeting**

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Heidi Brake-Smith; Louis Contadino; Leander Krueger; Paul Pugliese

Staff Present: Marisa Anastasio, Senior Planner

I. Exterior Alteration reviews:

1. **Greenwich High School, 10 Hillside Road, Application PLPZ202100110** for Exterior Alteration review of **landscaping associated with proposed site remediation** at a property located at 10 Hillside Road in the R-20 zone.

Decision Status: **Accepted as presented**

Motion: Hein Second: Conte Vote: 6-0-1 (Yeas - Hein; Conte; Brake-Smith; Contadino Krueger; Pugliese / Recused – Meniconi)

2. **Greenwich Hospital, Application PLPZ202100104** for Exterior Alteration review of a **new two story addition with penthouse for the Smilow Cancer wing** on a property located at 16-38 Lake Ave. and 54-64 Lafayette Place in the RMF and H-2 zones.

Decision Status: **Return to a Meeting**

Motion: Hein Second: Conte Vote: 7-0 (Hein; Conte; Meniconi; Brake-Smith; Contadino; Krueger; Pugliese;)

The applicant shall submit revised plans that reflect the following:

1. **Provide true elevations and sections for all sides, from all directions, per ARC Exterior Alteration requirements; show the building without the rendered treeline so that ARC can properly evaluate the architecture, height, massing, corners, cornice, proportions and other details;**
2. **Provide contextual site plan — show what is being demolished, and what is proposed;**
3. **Provide survey of existing trees and which will remain and which are to be removed;**
4. **Renderings should show the numerous power lines in the area, although it may not be the applicant's responsibility to bury such lines, an accurate rendering of this visual clutter is needed;**
5. **ARC members praised the landscaping that can be viewed from the treatment rooms.**

6. **The concern is the approach from Lafayette toward the traffic circle — the best of the proposed architecture is internal to the site, while the least successful is outside toward Lafayette and Lake; the visual experience coming down Lafayette must be improved; building must conform to character of neighborhood, expressed at hospital, and Bendheim, with adequate open space, proportional to building mass, as experienced by passers-by, try to move mass away from street and corner;**
 7. **Generators and transformers –locations and how will they be screened? utilitarian elements are usually hidden in the back but here they are on front property line;**
 8. **There is a massive limestone wall on Lake and this is not screened by landscaping; This wall should be broken up, interrupted, less fortress like, adapt more correctly to stepping topography of site;**
 9. **Penthouse – the proposed brick is okay but other materials may be more successful; review possibility of moving it off of the corner;**
 10. **The entrance canopy is not successfully integrated into the facade —review adding more brick to the left side;**
 11. **Brick termination is not successful as an architectural element especially when compared to adjacent buildings;**
 12. **Signage should be integrated with the architecture – ARC must review any proposed signage;**
 13. **Bollard lighting shall be maximum of 30” in height instead of 36”;**
 14. **Glass windows will have significant sunlight during the day – provide details on what will be used to shade these windows – will these shades need to be pulled down most of the day?**
 15. **Provide for maximum number of shade trees in parking lot.**
3. **Apple Store, 356 Greenwich Avenue, Application PLPZ202100092, for Exterior Alteration review of a temporary canopy located on the Town sidewalk to be used for Covid-related customer queues on a property located at 356 Greenwich Avenue in the CGBR zone.**

Decision Status: **ARC does not accept the proposal**

Motion: Hein Second: Conte Vote: 7-0 (Hein; Conte; Meniconi; Brake-Smith; Contadino; Krueger; Pugliese;)

The ARC motion:

1. **ARC is not in favor of the application;**
2. **The applicant may consult other Town Departments including but not limited to Planning and Zoning, Zoning Enforcement, and Highway Department, but the ARC does not endorse the project as proposed;**
3. **Greenwich Avenue is located within the Downtown Historic District and the Historic District Commission reviewed the façade alterations for the Apple Store; HDC would therefore need to be consulted for any exterior alteration to the façade;**

4. **ARC Chairperson Hein and Vice-Chairperson Conte were integral to the planning of the Greenwich Avenue outdoor dining “nodes” installed due to Covid needs. These nodes and associated canopies were specifically not permitted on the sidewalk in order to avoid any obstruction to pedestrians;**
 5. **ARC finds that the scaffolding/canopy itself is aesthetically pleasing and could be an option for construction projects that require scaffolding, however, the premise of using the canopy as essentially an addition to a store on the Town sidewalk is not compatible with ARC standards.**
4. **BNY Mellon, 10 Mason St., Application PLPZ202100120**, for Exterior Alteration review of a **new ground mounted generator** at a property located at 10 Mason St. in the CGB zone.

Decision Status: **Return to a Meeting**

Motion: Hein Second: Conte Vote: 7-0 (Hein; Conte; Meniconi; Brake-Smith; Contadino; Krueger; Pugliese;)

The applicant shall submit revised plans that reflect the following:

1. **Applicant will review geometry of the site to determine if the generator can move closer to the building – ARC recommends swapping the location of the generator with the gas meter rig and ATS;**
2. **Create a layering effect with the proposed landscaping – add birch trees along with the arborvitae and utilize the grass areas (close to the street and near the bollards) to add more plantings.**
3. **Applicant will submit coverage and storm water drainage calculations to staff for review.**
4. **Applicant confirmed that post office box will remain in place.**

II. Committee Business:

1. Any 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.