

**b.Architectural Review Committee
Final Agenda Regular Meeting**

Wednesday, January 6, 2021, 7:01pm – 11:14pm

**Zoom Virtual Meeting
Action Agenda**

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

Staff Present: Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

I. Exterior Alteration Applications:

1. **Eastern Greenwich Civic Center, 90 Harding Road; Application PLPZ202000263 to demolish the existing civic center including removal of asphalt parking areas, drives and walkways, removal of 18 trees, and stripping and stockpiling of soil and construction of new civic center building, restriping of parking area, and new driveway and parking areas with timber guiderails, new light posts, bollards and protection of trees throughout the site.. tennis court and play area will remain** on a property located at 90 Harding Road in the R-7 zone. *Last reviewed at the 10-7-2020 meeting at which members Hein; Conte; LoBalbo; Boldt; Brake-Smith; Contadino, Conte; Krueger; Meniconi; and Pugliese were present. P+Z issued a decision on 11-17-2020 to “move the preliminary site plan to final”.*
View revised plans [here](#).
View applicant’s presentation [here](#).

Decision Status: ARC moves the project forward to P+Z, and requests that the applicant returns for review of Construction Documents / final details
Motion: Hein Second: LoBalbo Vote: unanimous 8-0 (Hein; Conte; Meniconi; LoBalbo; Brake-Smith; Contadino; Krueger; Meniconi; Pugliese)

The applicant shall submit construction documents to reflect the following:

- a. **The scale of landscaping shall be updated to reflect the institutional use, it is too residential as proposed. ARC recommends using more Karl Foerster grass at front entry way, and to use white pines and blue spruce for proposed new trees. Different aged and sized trees should be utilized for diversity and sustainability.
Make the bike racks, benches, and other items that embrace non-**

vehicular traffic more prominent; integrate benches and bike racks into the landscape design.

- a. **A campus feel should be applied to sidewalk, building, parking lots, cross walks, landscaping, fencing and lighting fixtures.**
- b. **For the paving in front of building – ARC suggests reviewing porcelain paving materials in a planking pattern vs. the proposed herringbone.**
- c. **Provide a more aesthetically pleasing perimeter fencing.**
- c. **Add doors to access outdoor patio area.**
- d. **Crosswalks need to be carefully managed and possibly relocated – ARC is underwhelmed by the materials of the crosswalk. ARC suggests the applicant give this additional thought.**
- d. **Opening to parking lot should be made wider.**
- e. **Steel or other material roof may work the same as the proposed zinc and possibly work more efficiently economically. (photos provided by Meniconi as reference)**
- f. **It is strongly suggested that sustainability is integrated into the project from the beginning -- such as addressing energy use due to glazing and installing solar panels sooner than later.**
- g. **Applicant to confirm they will include motorized shades in response to the large amount of proposed southern glazing.**
- e. **Full signage program should be developed and integrated into the design to be reviewed by ARC.**
- f. **Any change to the lighting requires further review.**
- g. **Provide full scale mock up of the brick and other materials of the facade and glazing.**
- h. **Address the unresolved details of storm water management of the roof (clarify details of gutters, trench drains, etc...)**

2. **Town of Greenwich, 1327 King Street; Application PLPZ202000337 for Exterior Alteration review for removal of the temporary trailer and construction of a new Greenwich Emergency Medical Services dormitory building with attached garage, reconfiguration of parking spaces and associated landscaping on a property located at 1327 King Street in the RA-4 zone.**

View plans [here](#).

Decision Status: **Electronic Return**

Motion: Hein Second: Meniconi Vote: unanimous 8-0 (Hein; Conte; LoBalbo; Brake-Smith; Contadino; Krueger; Meniconi; Pugliese)

The applicant shall submit updated plans to reflect the following:

- a. **Western (front) elevation to be updated – add “arts and crafts” and/or bungalow style elements– i.e. shed dormers, a mix of materials and/or mimic gables of the eastern elevation.**
- b. **Increase the sizes of propose plantings to confirm proper screening.**
- c. **Integrate signage into the architecture for ARC to review.**

3. **124 OM LLC (Foundation House), 124 Old Mill Road; Application PLPZ202000338 for Exterior Alteration review for construction of a new conference center building / “event barn”, new walkways and landscaping on a property located at 124 Old Mill Road in RA-4 zone.
View plans [here](#).**

Decision Status: Return to a Meeting

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

The applicant shall submit updated plans to reflect the following:

- a. **ARC appreciates the design and preservation of the property - building is beautiful and is in keeping with context of the site.**
- b. **ARC notes that this is a preliminary presentation and final details still need to be provided.**
- a. **ARC suggests next steps to add value to the design and process, to develop lots of sections to study relationship of spaces horizontally and vertically.**
- b. **ARC recommends study of the scale of the buildings, both interior and exterior to express potential program of the building.**
- c. **ARC encourages the applicant not to restrict the size of the building.**
- d. **Applicant should clarify how the handicap parking section lines up and works.**
- c. **Provide site sections including topography and structures, through event yard, parking and bldg., to understand the relationship and transition between spaces.**
- a. **Since the building is setback and there is no impact on street scape or neighboring buildings, uplighting of the building may be considered by ARC, if proposed.**
- d. **Accessibility to all amenities such as gardens, outdoor spaces, etc.. is important.**
- e. **Articulate and clarify the arrival sequence, parking drop off and front door.**

4. **Miller Motorcars, 321 East Putnam Avenue, Applications PLPZ202000299 and PLPZ202000300** for Exterior Alteration and Sign / Awning review **for loading dock infill, rear addition, new front window, paint, landscaping, lighting, and new signage** on a property located at 321 East Putnam Avenue in the GB zone. *Last reviewed at the 11-4-2020 meeting at which members Hein; Conte; Boldt; Brake-Smith; Contadino, Krueger; Meniconi; and Pugliese were present.*
View revised plans [here](#).

Decision Status: **Electronic Return**

Motion: Hein Second: Conte Vote: unanimous 8-0 (Hein; LoBalbo; Brake-Smith; Contadino; Krueger; Meniconi; Pugliese; Conte)

The applicant shall submit updated plans to reflect the following:

- a. **Signage and sign-boards need further study and development – proportions and alignment need to be adjusted. Use the more delicate sign board shown on google earth image as a reference.**
- b. **Applicant confirmed that diamond pattern leaded glass on front windows will remain (this is important to the ARC).**
- c. **Architecture of building is approved without further development needed.**
- d. **The applicant notes no additional lighting is proposed in this application.**

II. Committee Business:

- Any Business.
 1. **Marisa shared approved 2021 meeting schedule with the ARC.**
 2. **Noted that 2021 parking passes are being mailed out to ARC members so to limit traffic to Town Hall.**

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.