

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA
Regular Meeting**

**Wednesday, April 21, 2021, 7:00 pm – 9:55 pm
Zoom Virtual Meeting**

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt, Rhonda Cohen, Louis Contadino; Leander Krueger; Katherine LoBalbo; Paul Pugliese

Staff Present: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Exterior Alteration reviews:

1. **BNY Mellon, 10 Mason St., Application PLPZ202100120**, for an Exterior Alteration review for a **new ground mounted generator** at a property located at 10 Mason St. in the CGB zone. *Last reviewed at the 4-7-21 meeting at which Hein, Conte, Meniconi, Brake-Smith, Contadino, Krueger and Pugliese were present.*

Decision Status: **Electronic Return**

Motion: Hein Second: Meniconi Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

The applicant shall submit revised plans that reflect the following:

1. **The new configuration of the generator allows for a reduction in the size of the screen. Reduce the footprint of the screen and add plantings in its place.**
 2. **Bollards to be same color as screen (grey as shown on drawings).**
 3. **Height of fence shall be reduced and aligned with building windows.**
2. **Collins 53 Forest LLC, 53 Forest Avenue; Application PLPZ202000365** Exterior Alteration review **for new driveway, parking area, resurfacing of existing stairs plus associated landscaping and lighting** at a property located at 53 Forest Avenue in the GB-IND-RE zone. *Last reviewed at the 3-17-21 meeting at which members Hein, Conte, Meniconi, Boldt, Brake-Smith, Krueger, LoBalbo, and Pugliese were present.*

Decision Status: **Approved as submitted**

Motion: Hein Second: Pugliese Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

Notes:

1. **ARC accepts the updated proposal as submitted.**
2. **Option 1 is accepted for the bollards on Forest Avenue.**

3. **The Field Club of Greenwich, Inc., 276 Lake Avenue**; Application: **PLPZ201900495** for an Exterior Alteration review **to modify a 2014 approval for a new tennis building including shifting its location, adding new 1 ½ story component to building, replacing existing garage with a new garage, relocating maintenance drive and associated landscaping** on a property located at 276 LAKE AVENUE in the Zone RA-2. *Last reviewed at the 2-5-21 meeting at which Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, and Krueger were present.*

Decision Status: **Electronic Return**

Motion: Hein Second: Meniconi Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

The applicant shall submit revised plans that reflect the following:

1. **The East façade does not look as complete / sophisticated as the South façade – ARC recommends widening the vertical rake boards to create a framing effect on the East façade.**
4. **Greenwich American Center, 1 American Lane, Application PLPZ202100131** for Exterior Alteration review of a **new window wall to replace punched windows at base of building** at a property located at 1 American Lane in the BEX-50 zone.

Decision Status: **Return to a Meeting**

Motion: Hein Second: Boldt Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

The applicant shall submit revised plans that reflect the following:

1. **ARC finds that the architecture of this Skidmore, Owings, and Merrill building (“American Can” building) is historically significant and as such, the original design must be respected and preserved.**
2. **The original design is a stone base with ribbon windows above, which creates horizontal, almost transparent, layers. The punched windows on the base are a strong design element reminiscent of ancient stone architecture and fortresses.**
3. **New windows will be materially different than the existing historic windows, so they will not read exactly the same and this will disrupt the purity of the modernist structure.**
4. **The architect should try to use skylights to add lighting to the subject space instead of the proposed wall of windows.**
5. **The punched window level may be a load bearing wall – this must be kept in mind with any redesign.**

5. **Hayes Gallery, 405 Greenwich, Application PLPZ202100130 and PLPZ202100143** for Sign/Awning and Exterior review to **install signage on fabric awning, paint building façade including roof tiles, and replace 2nd story windows** on a property located at 405 Greenwich Avenue in the CGBR zone. *This property is located within the Greenwich Avenue Downtown Historic District.*

Decision Status: **Return to a Meeting**

Motion: Hein Second: Conte Vote: 9-0 (Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, Pugliese)

The applicant shall submit revised plans that reflect the following:

1. **Provide scaled plans as required by the Exterior Alteration and Sign/Awning checklists including:**
 - a. **dimensioned architectural elevations showing all elements to scale, including the dimensions of the ledge where planters are proposed.**
 - b. **Provide mechanical drawings for the proposed awning and signage –dimensions of awning, height from ground, material and color, and height of letters.**
 - c. **Provide spec sheets for the new windows.**
 - d. **Provide a section view of the building and proposed alterations.**
2. **Do not eliminate the brick arched door structurally --a fabric awning or sign board that covers the archway without damaging / eliminating it may be okay.**
3. **Provide exact color of “Romabio” wash and a physical sample.**
4. **Applicant should research repointing / repairing brick instead of painting the entire façade as ARC tends not to approve painting of brick.**
5. **ARC noted that a development at Mason St. is under review that would utilize the access way next to the subject property for public access to and from Greenwich Ave.**

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.