

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

**Wednesday, May 5, 2021, 7:00 pm – 9:44pm
Zoom Virtual Meeting**

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Heidi Brake-Smith, Rhonda Cohen, Leander Krueger, Katherine LoBalbo,

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

I. Exterior Alteration reviews:

1. **Greenwich Hospital, Application PLPZ202100104** for Exterior Alteration review for a **new two story Smilow Cancer wing** on a property located at 16-38 Lake Ave. and 54-64 Lafayette Place in the RMF and H-2 zones. *The project was last reviewed at the 4-7-21 meeting at which members Hein, Conte, Meniconi, Brake-Smith, Contadino, Krueger, and Pugliese were present.*

Decision Status: **Return to a Meeting**

Motion: Hein Second: Meniconi Vote: 7-0 (Hein, Conte, Meniconi, Brake-Smith, Cohen, Krueger, LoBalbo)

The applicant shall submit revised plans that reflect the following:

1. **The ARC thanks the applicant for the improvements - this building is significant in purpose and location and scope.**
2. **ARC finds that further development of the elevations on Lake Avenue and Lafayette Place is needed, recognizing that although this elevation acts as the “back of house” for the Cancer Center, it is the “front of house” view in terms of the streetscape and the community.**
3. **Applicant should look to reduce the mass of the penthouse/ perimeter wall and try to connect that vertically on Lafayette Place side.**
4. **Review the Lake Ave side long horizontal views.**
5. **ARC laments the loss of 32 mature trees – if applicant or Town (for any Town trees) can preserve trees, in order to achieve Greenscape goals, that is highly recommended.**
6. **Applicant should submit additional sections and cross-sections on Lafayette Place and Lake Ave to detail the height of wall and how it relates to the sidewalk elevation and interacts with pedestrian experience**

2. **Pickwick Theater Lofts, 44-48 West Putnam Ave., Application PLPZ202100163** for an Exterior Alteration review **for addition of two floors of residential units including new windows, roofs, balconies, entrance canopy, lighting and landscaping** at a property located at 44-48 West Putnam Ave. in the CGBR zone.

Decision Status: **Return to a Meeting**

Motion: Hein Second: Conte Vote: 7-0 (Hein, Conte, Meniconi, Brake-Smith, Cohen, Krueger, LoBalbo)

The applicant shall submit revised plans that reflect the following:

1. **ARC recognizes parking requirements for the site but requests that the applicant add street trees/landscaping and canopy trees in the parking lot. Site Plans must adhere to Division 17: Screening and Planting of the Building Zone Regulations.**
2. **Explore architectural references for arches in existing façade – review the 2nd floor windows. (Ansonia Court as reference).**
3. **Perhaps south side windows with balcony should be different than east side.**
4. **Further articulations of railings and terraces is needed to authentically reflect 100 year old building - perhaps incorporate less glass and more cast iron.**
5. **Show another option for parking lot pole light fixture – simpler, less than 14’, more of a custom design vs. standard catalog.**
6. **Further study the dormers at roof level for a better solution to coordinate the shape and the roof of the dormers with the existing roof. Provide delineation and proportion studies for elements that interrupt the roof.**
7. **Signage requires review under a future ARC application.**

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.