

## **ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA Regular Meeting**

**Wednesday, June 2, 2021, 7:00 pm – 10:38 pm  
Virtual Zoom Meeting**

**Members Present:** Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt, Heidi Brake-Smith, Louis Contadino, Katherine LoBalbo and Paul Pugliese.

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

### **I. Exterior Alteration reviews:**

1. **Dolder residence, 407 Round Hill Road, Application PLPZ202100188** for an Exterior Alteration review **for lighting of an outdoor skating rink** at a property located at 407 Round Hill Road in the RA-4 zone.  
**View application [here](#).**

Decision Status: **Return to a Meeting**

Motion: Hein Second: LoBalbo Vote: 5-3 (Voting in favor: Hein, Meniconi, Boldt, Contadino, LoBalbo; Voting against: Conte, Brake-Smith, Pugliese)

**The applicant shall submit additional information to address the following:**

- a. **Photometric plans are a predictor of lights at property line but the mapping assumes a flat topographic layout. ARC reserves the right to require that photometric mapping is done with actual lighting installed (since photometric is theoretical and actual condition is what matters).**
- b. **Show the precise dimensions of the skating rink on architectural plans.**
- c. **Provide architectural site sections (N, S, E, W) including existing topography and trees – to demonstrate the effect of proposed lighting on abutting properties. Provide broad scale cross sections.**
- d. **Provide a graphical representation of the ice rink and show how the 15 foot fixture height relates to the surrounding structures and the experience of the neighbors.**
- e. **The light fixtures are proposed to be 3000 Kelvin and ARC finds this temperature to be generally acceptable based on International Dark-Sky Association (IDA) standards.**
- f. **Provide information on light reflected from the surface of the ice rink. Is the reflected light in keeping with IDA standards?**
- g. **ARC may further request an on-site mock up.**

2. **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. *Reviewed at 4-7-21 and 5-5-21 meetings.*

**View applicant's presentation [here](#).**

Decision Status: **Does Not Return**

Motion: Hein Second: Conte Vote: 8-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, LoBalbo, and Pugliese)

**Notes: ARC forwards to P&Z with recommendations on both landscape and architecture and thanks the applicant for their efforts.**

3. **Greenwich American Center, 1 American Lane, Application PLPZ202100131** for Exterior Alteration review of a **new window wall** at a property located at 1 American Lane in the BEX-50 zone. *Last reviewed at 4-21-21 meeting at which members Hein, Conte, Meniconi; Boldt, Cohen, Contadino, Krueger, LoBalbo, and Pugliese were present.*

**View applicant's presentation [here](#).**

Decision Status: **Electronic Return**

Motion: Hein Second: Brake-Smith Vote: 8-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, LoBalbo, and Pugliese)

**The applicant shall submit additional information to address the following:**

- a. **ARC accepts option 3;** (consensus vote taken prior to motion was as follows: In favor of Option 3 – RH, JC, PB, HBS, KL, PP; In favor of Option 2 – GM, LC)
- b. **The applicant shall submit section plans/ elevations to fully articulate the architectural design.**

## **II. Committee Business:**

1. The State Executive Order(s) waiving in-person meeting requirements (and permitting virtual meetings) have been extended until June 30<sup>th</sup>, 2021. We will have to wait and see if the State extends the EO's beyond June 30<sup>th</sup> or creates language that permits virtual or hybrid meetings or if meetings must go back to in-person.

***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](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.***