ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting

Wednesday, July 21, 2021, 7:05pm – 11:00 pm
Zoom Virtual Meeting

Members Present: John Conte, Vice-Chairperson (chaired meeting), Graziano Meniconi, Secretary; Leander Krueger, Rhonda Cohen and Peter Boldt (arrived at 8:39 pm)

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

I. Sign /Awning reviews
   1. Thurles, LLC, 265 Greenwich Avenue, Applications PLPZ202100301 and 302 for an Exterior Alteration and Sign/Awning review for mural on rear façade and signage at a property located at 265 Greenwich Ave. in the CGBR zone. View mural application here. View signage application here.

   Decision Status: Signage to return electronically
   Motion: Conte Second: Krueger Vote: 4-0 (Conte, Meniconi, Cohen, and Krueger)

   The applicant shall submit updated plans to reflect the following:
   1. Rear façade sign - Update placement height to be “one course up” from where it is currently shown on plans.
   2. Lettering height, size, and front signage placement are accepted by ARC.
   3. Signs are non-illuminated.

   Decision Status: Mural to Return to a Meeting
   Motion: Conte Second: Meniconi Vote: 4-0 (Conte, Meniconi, Cohen, and Krueger)

   1. ARC requests input from Planning and Zoning and Law Department regarding:
      a. is it okay to review murals as exterior alterations or should signage regulations apply? Signage regulations limit height of letters to 18”.
      b. Should there be public notice because murals are impactful on neighbors?
      c. Are there specific parameters that ARC should be employing when reviewing murals?
      d. Does the P+Z Commission need to review murals?

   2. ARC’s discussion on the mural:
      a. Appreciate the message, but graphically it does not work;
b. proposed Pantone 172 C with black is a jarring combination;
c. the funneling of letters is not graphically pleasing nor the most legible;
d. much of the lettering is too tall based on Signage Regulations;
e. material of façade and type of paint is important to know for longevity reasons.

II. Exterior Alteration reviews:
1. 1380 East Putnam Avenue, Application PLPZ202100296 for an Exterior Alteration review for addition of an exterior door to create additional tenant space at a property located at 1380 East Putnam Avenue in the LB zone. View application here.

Decision Status: Façade updates are accepted as submitted, Return to a meeting with landscaping.
Motion: Conte Second: Krueger Vote: 4-0 (Conte, Meniconi, Cohen, and Krueger)

The applicant shall comply with the following conditions and provide the requested documentation:

1. Applicant indicated existing shrubs need to be removed for installation of the new storefront glazing and door;
   a. A landscaping plan needs to be submitted (Submit via email to manastasio@greenwichct.org) to show replacement of these shrubs;
   b. ARC recommends adding two or more shade trees, some grasses. Not too many different varieties are needed.
2. ARC further recommends that Greenscape / POCD goals be employed on this property due to its prominent location on East Putnam Avenue. Lugano’s next door is a good example of landscaping/ greenscape done well.
3. The OG Greenwich Deli banner / sign should be removed if no temporary permit was granted by Zoning for it. Any permanent replacement needs to be reviewed by ARC.
4. ARC recommends reviewing the pavement area for better flow of traffic.

2. Greenwich Country Day School - High School Campus, 257 Stanwich Road; Application: PLPZ201900004 and PLPZ202100326 for Exterior Alteration and Sign/Awning review for alterations to the Theater Arts Center and campus wide sign program on a property located at 257 STANWICH ROAD in the RA-2 Zone. Last reviewed at 10-7-2020 meeting at which Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Krueger, LoBalbo and Pugliese were present. View previous plans here. View site lighting plans here and applicant’s presentation here.

Decision Status: Theater wing to return electronically for review of bollards.
Motion: Conte Second: Meniconi Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)
The applicant shall submit updated plans to reflect the following:

1. Bollards are too whimsical and a bit too bulky – ARC asks applicant to review and update (bollards should remain stone). Submit updates electronically for review.
2. Centerbrook Architects indicated dotted frit pattern on glass will be utilized to prevent bird strikes.

Decision Status: **Sign program accepted as noted.**
Motion: Conte Second: Cohen Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)

ARC recommendations:

1. Steps should be taken to prevent rusting of the proposed signage;
2. “Admissions” vs “Admission” – agent said applicant requested “Admission”;
3. ADA signage may need to be dynamic per ADA rules.

3. **240 Greenwich Avenue, Application PLPZ202100294** for an Exterior Alteration review **for rooftop HVAC units and new skylights** at a property located at 240 Greenwich Ave. in the CGBR zone.
   View application [here](#).
   Decision Status: **Accepted as submitted.**
Motion: Conte Second: Krueger Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)

4. **National Kidney Registry, 585 West Putnam Avenue, Application PLPZ202100306** for an Exterior Alteration review **for grading / re-striping of parking lot, new entry canopy, basement walkway, retaining wall, cladding on foundation, site lighting and new landscaping** at a property located at 585 West Putnam Avenue in the GBO zone.
   View application [here](#).
   Decision Status: **Return to a Meeting**
Motion: Conte Second: Krueger Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)

The applicant shall provide updated plans to reflect the following:

1. Applicant should consider a dedicated service loading zone – looks hazardous to have deliveries stopping on inclined roadway.
2. Side elevation wall – applicant should review the stepping rhythm – is it the right number of steps? or could it be fewer?
3. Show details of rear canopy - how does it work?
4. Canopy signage details need to be provided – dimensions of signage, height of letters, font, color.
5. The wall at the road frontage needs to be better integrated with the other two neighbor walls.
6. Provide more detail on walkway lights, specifically branding and size; and remove extraneous lights – ARC recommends reducing by 5.
7. Why does basement level walkway look like it ends abruptly?
8. Show the ADA space(s) on plans.
9. Landscaping:
   a. many evergreens are proposed to be removed, try to save significant trees;
   b. add shade trees to parking lot;
   c. add continuous hedge along west wall;
   d. change lindens in parking lot to large shade trees;
   e. increase size of linden trees – to 4-5” cal.

5. Greenwich Country Club, Inc., 19 Doubling Road, Application PLPZ202100312 for an Exterior Alteration review to construct new Golf Learning Center Building, with HVAC unit, and new landscaping at a property located at 19 Doubling Road in the RA-1 zone. View application here.

Decision Status: Does Not Return
Motion: Conte Second: Boldt Vote: 5-0 (Conte, Meniconi, Boldt, Cohen, Krueger)

ARC recommends the following:
1. Consult an arborist to save the pin oak.
2. Consider making the columns thicker.
3. Roofline may be too busy – may be able to be simplified or made more consistent but ARC ultimately found it acceptable as shown.

III. Committee Business:
1. Any Business.
   a. Eastern Greenwich Civic Center mock up available for review on site. Members can contact staff with any input / preference.
   b. Please respond to Aleksandra Moch’s email regarding Sustainable CT – she is looking for record of training members may have already taken that fits the Sustainable CT requirement.

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 demetria.nelson@greenwichct.org as soon as possible in advance of the event.