Members Present: Richard Hein (left at 8pm), Chairperson; John Conte, Vice Chairperson; Graziano Meniconi, Secretary; Louis Contadino; Katherine LoBalbo; and Leander Krueger

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

I. Exterior Alteration reviews:
   1. Greenwich High School, 10 Hillside Road, Application PLPZ202100491, for Exterior Alteration review for construction of new secure entry hall to be appended to existing main entry, and associated regrading and resetting of pavers at a property located at 10 Hillside Road in the RA-1 and R-20 zones. Last reviewed at the 1-19-22 meeting. P+Z directed applicant to return to ARC.

Decision Status: Return for landscaping review and lighting plan, Electronic return for architecture
   Motion: Conte Second: Meniconi Vote: 3-1-1 (yea - Conte, Meniconi, Krueger, no – LoBalbo, abstained – Contadino)

The applicant to submit updated plans to address the following:
   i) Applicant will return to a meeting with a complete landscaping plan. Applicant to work with BOE to present a lighting plan.
   ii) The following will be addressed via electronic submittal:
       (1) Fascia at corner to be rectified (rendering makes it look like it’s a separate piece, when it should look seamless instead);
       (2) Fascia band at top of structure to be reviewed – ARC recommends making it narrower;
       (3) Detail at curtain wall and rafter tail to be rectified;
       (4) Mullions should not be stark white – applicant to provide color choices;
       (5) Final colors to be provided;
       (6) Provide sample board to P+Z office.

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.
2. **Sutton Land LLC, 21 Glenville St.; Application PLPZ202100576** for Exterior Alteration review for installation of a transformer screened with landscaping at a property located at 21 Glenville Street in the LBR-2 and RA-1 zone.

Decision Status: **Approved as proposed**
Motion: Conte Second: Meniconi Vote: 5-0 (Conte, Meniconi, Krueger, LoBalbo, Contadino)

3. **Taco Bell, 1371 East Putnam Avenue, Applications PLPZ202100442 and 443** for Sign/Awning and Exterior Alteration review for new eifs finish, fencing, updates to menu board and drive-thru canopy, landscaping, lighting, and facade and freestanding signage updates at a property located at 1371 East Putnam Avenue in the LB zone. Last reviewed at the 12-1-21 meeting at which members Hein, Meniconi, Boldt, Cohen, Contadino, Krueger, and Pugliese were present.

Decision Status: **Electronic return**
Motion: Meniconi Second: LoBalbo Vote: 5-0 (Conte, Meniconi, Krueger, LoBalbo, Contadino)

**Resubmit updated plans to address the following:**
- Applicant agreed to revise the color scheme by eliminating one of the two greys (eliminate “cyberspace grey”), and update the sides of the entrance door to grey instead of purple.
- Lower the height of the parapet to reduce the overall massing;
- Provide final elevations;
- Provide a roof plan and sight line elevation showing the existing and any proposed rooftop units.
- Confirm compliance with Lighting Regulations – ≤ 0.1 foot-candle at residential zone boundaries and ≤ 0.5 footcandles at commercial zone boundaries.
- Lighting temperature to be consistent throughout the property and to be in the range of 3000 Kelvin (aka softer yellow instead of bright white).

II. **Committee Business:**
1. Any Business. None.