

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

Wednesday, March 16, 2022 7:00 pm – 9:41 pm

Zoom Virtual Meeting

Webinar ID: 846 0372 5052 Password: 5768541

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

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

I. Exterior Alteration reviews:

1. **North St. Greenwich LLC, 779-783 North Street, Application PLPZ202100567**, for Exterior Alteration review **to renovate Unit 1, associated site work and landscaping**, on properties located at 779, 781 and 783 North St. in the RA-4 zone. *Last reviewed at the 1-5-22 meeting at which members Hein, Conte, Boldt, Brake-Smith, Cohen, Krueger, LoBalbo and Pugliese were present.*

View previous plans [here](#).

View updated plans [here](#).

Decision Status: **Electronic return (email revisions to: Marisa.Anastasio@greenwichct.org)**

Motion: Hein Second: Brake-Smith Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Pugliese)

The applicant to submit updated plans to address the following:

- a. simplify trim where possible;
- b. elevate 3rd floor window by 6” to give more proportion to top element;
- c. drop head of awning to provide separation between window and head of awning;
- d. provide photometric details for, and a physical sample of, the proposed sconces. Uplighting is not permitted per the Regulations and ARC does not approve of the façade being brightly illuminated. The applicant shall therefore provide a working sample of the lighting fixture and such sample will be reviewed by 2 members of ARC at the P+Z office in Town Hall;
- e. interior lighting to be turned off at a stipulated time to reduce unnecessary lighting in the residential neighborhood but not impede safety.

2. **New Greenwich Park, LLC, 51 Weaver St., Application 202200064** for Exterior Alteration review for **a new rooftop pergola on the third floor, with space heaters and led lights installed on façade**, on a property located at 51 Weaver St., in the GBO zone.
View application [here](#).

Decision Status: **Return to a meeting (email revised plans and documentation to: Marisa.Anastasio@greenwichct.org to be scheduled for a future ARC meeting)**

Motion: Hein Second: Boldt Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Pugliese)

The applicant to submit updated plans to address the following:

- a. The ARC notes that the pergola installation would set a precedent for the campus and finds that the applicant must respect the history of the campus;
- b. update the pergola color - ARC does not accept the proposed white. The color must be recessive, dark or wood or background color to match window frames or doors;
- c. submit a more detailed plan section and elevation showing the location of the pergola;
- d. provide details / specs for proposed heaters – including dimensions, mounting details (with a focus on minimizing damage/alteration to brick), color;
- e. provide details/specs of LED lighting around windows including photometric details, lumen, Kelvin ratings, dimmer details;

3. **Mikes Organic, 600 East Putnam Ave. Application 202200207** for Exterior Alteration review **for construction of additions to existing building, accessory structures, a new standing seam roof, new exterior wood cladding, trash enclosure, lighting and landscaping** on a property located at 600 East Putnam Ave. in the LB zone.
View application [here](#).

Decision Status: **Electronic return (email revisions to: Marisa.Anastasio@greenwichct.org)**

Motion: Hein Second: Pugliese Vote: 7-0 (Hein, Conte, Meniconi, Boldt, Brake-Smith, Contadino, Pugliese)

The applicant to submit updated plans to address the following:

- a. Provide updates to address east façade design/ fenestration; and lighting pole/fixtures (see details below); to be reviewed by Chairperson Hein and member Contadino.
- b. ARC finds that the design of the southern façade is well executed and finds that the eastern façade must be revisited and updated to meet this standard of design;
- c. ARC does not endorse the recycled telephone pole and lighting design and would like to see other designed, recycled steel, or something more compatible with the

- landscape;
- d. The applicant agreed to revisit the split rail fence with a reduction to 36” in height;
- e. Light bollards not to exceed 30” in height;
- f. Signs and awnings require a Sign/Awning application submittal. Signs and awnings should be integrated into architectural design.

II. Committee Business:

1. Any business.