

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

**Wednesday, April 20, 2022 7:02 pm – 10:56 pm
Zoom Virtual Meeting
Webinar ID: 846 0372 5052 Password: 5768541**

Members Present: Richard Hein, Chairperson (left 9:35); John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt (arrived 7:10, left 9:30); Heidi Brake-Smith; Rhonda Cohen (arrived 7:15); Leander Krueger (arrived 7:42); Katherine LoBalbo; and Paul Pugliese (left 8:30)

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

I. Exterior Alteration reviews:

1. **100 East Putnam LLC, 100 East Putnam Avenue; Application PLPZ202000101** for Exterior Alteration **review of Construction Documents for demolition of existing bank building and construction of new structure with retail/bank on first floor and 22 residential units under 6-110 on second and third floors** on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone.

Decision Status: **Electronic Return**

Motion: Hein Second: Boldt Vote: 9-0 unanimous

The applicant to submit updated documentation (email plans to manastasio@greenwichct.org) to address:

- a. the louver articulation and the color of the gray panel in the interior courtyard

2. **Renamba Greenwich LLC (owner), Ambassador Greenwich, 0 Old Track Road Application 202200026** for Exterior Alteration review for construction of a **new 3 ½ story managed residential community development with 134 units, walkways, patio/garden, underground parking, new lighting and landscaping** on a property located at 0 Old Track Road in the GB-MRCO zone. **View initial application [here](#).**

Decision Status: **Applicant to return with 50% construction documents**

Motion: Hein Second: Conte Vote: 7-0-1 (yea - Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Krueger / recused -LoBalbo)

The applicant to return to ARC at 50% completion of construction documents with updated plans to address the following (email to manastasio@greenwichct.org):

- a. further review the 4 large trees to be removed on survey and take measures to protect these large shade trees;
- b. diversify the planting on hillsides vs. planting all arborvitae;
- c. celebrate the asymmetry of massing (reference to Pickwick Arms);
- d. revisit the articulation of gables on facade and porte cochere;
- e. maximize shade on driveway circle and sidewalks with additional shade trees to minimize heat island effect.

3. **New Greenwich Park, LLC, 51 Weaver St., Application 202200064** for Exterior Alteration review for **a new rooftop pergola on the third floor of Building 3, Greenwich Office Park, with space heaters and LED lights installed on façade**, on a property located at 51 Weaver St., in the GBO zone.

Decision Status: **Approved with modifications**

Motion: Conte Second: LoBalbo Vote: 6-0 (Conte, Meniconi, Brake-Smith, Cohen, Krueger, LoBalbo)

The applicant to submit final plans to reflect the following (email to manastasio@greenwichct.org):

- a. LED window lighting is not approved.
- b. All lighting, other than the two door lights needed for safety/visibility, must be located below the existing railing which will act as a shield.
- c. ARC accepts the dark bronze finish for the pergola.
- d. ARC notes this approval is not intended as a precedent for Greenwich Office Park.

4. **FM Greenwich Owner LLC, 1700 East Putnam Avenue, Application PLPZ 2022 00139** for Exterior Alteration review **for lobby renovation including new curtain wall, elimination of copper eyebrow, and relocation of entry vestibule** on a property located at 1700 East Putnam Avenue in the GB zone.

Decision Status: **Return to Meeting**

Motion: Conte Second: Meniconi Vote: 6-0 (Conte, Meniconi, Brake-Smith, Cohen, Krueger, LoBalbo)

The applicant to submit updated plans to reflect the following (email to manastasio@greenwichct.org and 1 hard copy to P+Z office, to be scheduled for another ARC meeting):

- a. Update the color scheme to rectify warm vs. cool, ARC recommends a warmer metal color, not gold or bronze;
- b. Provide samples / photos of all colors and materials;
- c. Eliminate any lighting that results in uplighting of the façade – uplighting is not permitted per the Building Zone Regulations;
- d. Provide further explanation of the relocation of the entrance vestibule ie. are there any safety concerns, can it be better integrated into design?;

- e. Provide comprehensive photo exhibit of the full front façade of building;
- f. Explore reconfiguring the front paving and/or updated the paving color to address the incongruity of the straight area to the curved area;
- g. ARC strongly encourages landscaping be added to front of building.

II. Committee Business:

1. Any business. Vice Chair Conte discussed the possibility of reviewing projects at the CO / as built stage to see the outcome of ARC decisions.

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.