

ARCHITECTURAL REVIEW COMMITTEE ACTION AGENDA Regular Meeting

**Wednesday, July 6, 2022,
Sign meeting 6:37 pm – 6:46 pm
Regular meeting 6:46 pm -8:30 pm**

Zoom Virtual Meeting

Please click [here](#); to listen to the audio recording file (.m4a) of the entire meeting.
Please click [here](#); to read the transcribed audio file (.txt) of the entire meeting

Members Present: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Graziano Meniconi, Secretary; Peter Boldt (arrived 7:04pm); Heidi Brake-Smith (arrived 7:51 pm); Louis Contadino; and Paul Pugliese

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

I. Sign/Awning reviews:

1. **Hinoki, 1 Fawcett Place Application PLPZ 202200314** for Sign/Awning review for façade signage on a property located at 1 Fawcett Place in the CGBR zone.

Decision Status: **Electronic Return** (email pdf plans to Marisa.Anastasio@greenwichct.org)

Motion: Hein *Second:* Contadino Vote: 4-0-1 (Aye-Hein, Meniconi, Contadino, Pugliese / Abstained- Conte)

The applicant to submit revise plans to address the following notes:

- a. Review electronically by Paul Pugliese with the following comments:
- b. Only one sign allowed on the front with suggestion of sign location to be related to the main front entrance
- c. Would consider some other secondary sign but no taglines or advertisement
- d. Address could be featured

II. Exterior Alteration reviews:

1. **Western Jr. Middle School, 1 Western Jr. Hwy, Application PLPZ2022 00326**, for Exterior Alteration review to replace dust unit and roof top vents on a property located at 1 Western Jr. Hwy in the R-6 zone.

Decision Status: **Approved as submitted with comment**

Motion: Hein *Second:* Conte Vote: unanimous (Hein, Conte, Meniconi, Contadino, Pugliese)

Comment:

- a. consider adding slats or additional screening to the fencing if it does not present any issues
2. **23 Reynolds Place, Application PLPZ202200291** for Exterior Alteration review for **new roofing and siding of a multifamily building** on a property located at 23 Reynolds Place in the R-6 zone.

Decision Status: **Approved as submitted**

Motion: Hein *Second:* Conte Vote: unanimous (Hein, Conte, Meniconi, Contadino, Pugliese)

Approved as submitted with the following comment:

- a. **Applicant can return electronically for future landscaping**
 - b. **Owner agrees to complete project as described by painting two stairs and balcony with color to clean up or paint**
3. **Bachi Byberi, 2 South Water St., application PLPZ 2021 00391**, for Exterior Alteration review for **recent painting of building** on a property located at 2 South Water Street in the WB Zone.

Decision Status: **Return electronically (email to Marisa.Anastasio@greenwichct.org)**

Motion: Hein *Second:* Meniconi Vote: unanimous (Hein, Conte, Meniconi, Boldt, Contadino, Pugliese)

Applicant to submit the following:

- a. **ARC finds the cream color of building acceptable;**
 - b. **Applicant to submit sample of proposed deck color – can remain grey, but has to compliment and be harmonious with cream color;**
 - c. **Submit Sign/Awning application for new signage for George Restaurant.**
4. **1380 East Putnam Avenue, Application PLPZ 2022 00292** for Exterior Alteration review for **replacement of fence with chain link** at a property located at 1380 East Putnam Avenue in the LB zone.

Decision Status: **ARC does not approve chain link. See comments.**

Motion: Hein *Second:* Conte Vote: unanimous (Hein, Conte, Meniconi, Boldt, Contadino, Pugliese)

Comments:

- a. **ARC approves the replacement of fence to match the existing tongue and groove cedar fence with picket topper;**
- b. **ARC Defers to applicant to modify the garbage structure to match the**

replacement fence;

- c. ARC recommends the applicant take the opportunity meet with greenscape committee regarding reducing asphalts, modifying curb cuts and installing additional landscape with potential funding available.**
5. **122 North Water S. Application PLPZ 2022 00318** for Exterior Alteration review for **replacement of wall, stair and fence** at a property located at 122 North Water St. in Byram in the R-6 zone.

Decision Status: **Return electronically (email to Marisa.Anastasio@greenwichct.org)**

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

Address the following comments:

- a. ARC finds that landscaping (plantings or hedge) should replace PVC fencing.**
 - b. Replacement of asphalt with concrete block okay as proposed.**
 - c. ARC recommends reducing width of walkway if possible.**
6. **333 Palmer Road, Application PLPZ 2022 00322** for Exterior Alteration review for **replacement of siding on condominium building** at a property located at 333 Palmer Road in the RC-12 zone.

Decision Status: **Approved as submitted**

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

III. Committee Business:

1. Any business.

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.