

ARCHITECTURAL REVIEW COMMITTEE ACTION ACTION AGENDA Regular Meeting

Wednesday, March 1, 2023 7:05 -8:14 pm

Zoom Virtual Meeting

Webinar ID: 846 0372 5052 Password: 5768541

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

Attendance: Richard Hein, Chairperson; John Conte, Vice-Chairperson; Peter Boldt (arrived 7:20 pm); Rhonda Cohen; Louis Contadino; Leander Krueger

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

I. Exterior Alteration reviews:

1. **420 Field Point Propco LLC, 420 Field Point Road, Application PLPZ 2023 00011** for Exterior Alteration review **for new stable building for parking, relocate barn, and landscaping** on a property located at **420 Field Point Road** in the R-20 zone.

Last reviewed at 2/15 and discussed by members present. Requires ratification vote by quorum.

View latest plans [here](#).

View 2/15 Action Agenda [here](#).

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

Motion: Conte *Second:* Hein Vote: 5-0 (voting: Hein, Conte, Cohen, Contadino, Krueger)

Applicant to update plans to reflect the following:

- a. **Final landscaping plans to be submitted electronically**

2. **Edward Alexander, LLC, 19-21 North Water St., Application PLPZ 2023 00035** for Exterior Alteration review **for new fence / gate at entrance** on a property located at **19-21 North Water St.** in the LBR-2 zone.

View application [here](#).

Decision Status: **Current fence accepted as temporary, applicant to return with updated plan for permanent fence by June 1, 2023**

Motion: Conte *Second:* Boldt Vote: 6-0 (voting: Hein, Conte, Boldt, Cohen, Contadino, Krueger)

Applicant to update plans to reflect the following:

- a. **ARC finds the current security fencing can remain in place temporarily for 3**

months.

- b. An application proposing a permanent fence that relates to the existing site and architecture of building must be submitted by June 1st 2023
 - c. Applicant to submit updated plans on or before June 1st to be scheduled for a meeting (pdfs emailed to Marisa.Anastasio@greenwichct.org and one hard copy submitted to the P+Z office)
3. **Greenwich Country Day School, 401 Old Church Road, Application PLPZ 2023 00036** for Exterior Alteration concept review for **gymnasium renovation on main campus including lighting, landscaping and mechanicals** on a property located at 401 Old Church Road and 50 Fairfield Road in the RA-1 zone.
View application [here](#).

Decision Status: **ARC provided input on conceptual renderings for a new gymnasium structure to house a regulation size basketball court to replace smaller gym/court, Applicant to return to meeting with full application**

Motion: Conte *Second:* Hein Vote: 6-0 (voting: Hein, Conte, Boldt, Cohen, Contadino, Krueger)

ARC found the proposed gymnasium structure looks very large, heavy and too much like a butler building. The committee pointed to the adjacent building and the use of smaller façade elements which reduces the appearance of the massing. ARC was concerned that the new building breaks up the existing colonnade. ARC does not find the stair towers successful. ARC recommends introducing natural light into the new gymnasium. Trees and landscaping should be incorporated to anchor the new structure and the possibility of incorporating a flat green roof was suggested. The logo shown on the renderings looks very large, does not appear to meet Building Zone Regulations and any signage/logo will require ARC review.

II. 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.