

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

Wednesday, April 19, 2023 7:00 pm – 9:46 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 (*left at 8:42pm*);
Graziano Meniconi, Secretary; Heidi Brake Smith; Leander Krueger; Paul Pugliese; Peter Boldt
Staff: Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

I. Exterior Alteration reviews:

1. **River Road Development, LLC, 89 River Road; Application PLPZ202300111** for Exterior Alteration review **for two ten-car carports with lighting in the existing parking lot** on the property located at 89 River Road in the WB zone.
View application [here](#).

Decision Status: **Return to a meeting**

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

Applicant to update plans to reflect the following:

- a. The ARC is generally in favor of the carport concept as long as there is no decrease of the site's greenery;
- b. Proposed lighting must be clarified in the next submittal– locations, specs, fixtures; ARC recommends the fixtures have a nautical look;
- c. The trellis as shown with cross hatching was not favored by the committee. They prefer something more horizontal to better match the existing building / nautical theme;
- d. Applicant to consider more of a pergola design with integrated vines and flat roof.
- e. Applicant shall submit updated plans (pdfs emailed to Marisa.Anastasio@greenwichct.org and 1 hard copy delivered to the P_Z Office) to be scheduled for an upcoming meeting.

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. **Pickwick Plaza Management, 2 Pickwick Plaza, Application PLPZ 202300113** for Exterior Alteration review **for new patio area including trellis, lighting and pergola on ground level at Pickwick Plaza** on the property located at 2 Pickwick Plaza aka East Putnam Avenue in the CGBR zone.
View application [here](#).

Decision Status: **Return to a meeting**

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

Applicant to update plans to reflect the following:

- a. ARC finds the proposal of a ground level patio enclosed with trellis, as presented, to be jarring in juxtaposition with the existing building/architecture of Pickwick Plaza;
 - b. A solution more focused on landscaping should be developed - recognizing the minimal use of the patio, protecting the existing tree and successfully integrating the new patio into the existing architecture;
 - c. It is noted that P+Z reviews commercial patios via Site Plan application.
 - d. Applicant shall submit updated plans (pdfs emailed to Marisa.Anastasio@greenwichct.org and 1 hard copy delivered to the P_Z Office) to be scheduled for an upcoming meeting.
3. **206 SBA Property Owner LLC, 206 Sound Beach Avenue, Application PLPZ202300134** for Exterior Alteration review **to renovate existing building, previously Bank of America, into a retail and restaurant space (pending P+Z review) with updates to the front and rear facades** on the property located at 206 Sound Beach Avenue and 33 Arcadia Road in the LBR-2 zone.
View application [here](#).

Decision Status: **Return to a meeting**

Motion: Hein *Second:* Meniconi Vote: 6-0 (voting: Hein, Meniconi, Brake Smith, Krueger, Pugliese, Boldt)

Applicant to update plans to reflect the following:

- a. ARC does not support or accept the proposed painting of the façade in two colors for each tenant (rendering shows façade to be 2/3 terracotta lime wash and 1/3 white/off white); there is no architectural element to justify the variation in color and ARC does not like the arbitrary line between colors;

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- b. **ARC offered the recommendation of keeping the frieze one consistent color across the façade and then creating individual storefronts below that; ARC strongly recommends window and door heights be consistent across facade.**
 - c. **Applicant shall submit updated plans (pdfs emailed to Marisa.Anastasio@greenwichct.org and 1 hard copy delivered to the P_Z Office) to be scheduled for an upcoming meeting.**
4. **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. return with scaled plans. View updated conceptual plans [here](#).

Decision Status: Return to a meeting

Motion: Hein Second: Boldt Vote: 6-0 (voting: Hein, Meniconi, Brake Smith, Krueger, Pugliese, Boldt)

Applicant to update plans to reflect the following:

- a. **The ARC is favorable to the proposed landscape design;**
- b. **ARC asks the applicant to confirm that the proposed linear lighting design meets the Town’s Building Zone Regulations;**
- c. **ARC asks the applicant to review colors and materials of building and colonnade so that large gymnasium building becomes visually recessed. There was discussion of reversing color scheme so that building would be gray and colonnade would be white and/or possibly adding ivy to building.**
- d. **Applicant shall submit updated plans (pdfs emailed to Marisa.Anastasio@greenwichct.org and 1 hard copy delivered to the P_Z Office) to be scheduled for an upcoming meeting.**

II. Committee Business:

1. **Any business.** Scheduling landscaping regulations workshop – to be done at a regular meeting when agenda is “light”. Discussed possible changes to sign meeting scheduling so more members would be available to attend.

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