

**ARCHITECTURAL REVIEW COMMITTEE  
ACTION AGENDA Regular Meeting**

**Wednesday, May 17, 2023 7:01 pm – 9:57pm  
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; Heidi Brake-Smith; Louis Contadino; Leander Krueger; Paul Pugliese  
**Staff:** Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

**I. Exterior Alteration reviews:**

1. **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. *Last reviewed at the 4/19/23 meeting at which members Hein, Meniconi, Boldt, Brake-Smith, Cohen, Krueger and Pugliese were present.*  
**View previous plans [here](#).**  
**View updated plans [here](#).**

*Decision Status: Electronic Return (Submit updated plans to [Marisa.Anastasio@greenwichct.org](mailto:Marisa.Anastasio@greenwichct.org) for review)*

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

**Applicant to update plans to reflect the following:**

- a. **Study the central window - updated plans will be reviewed by Chair Richard Hein and Paul Pugliese.**

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](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.

2. **Berkley Insurance, 475 Steamboat Road Application PLPZ 202200527** for Exterior Alteration review **to construct new guardhouse, renovate existing building including replacement of rooftop mechanicals/HVAC, generator (to be placed inside building), and associated screening** on a property located at 475 Steamboat Road in the GB zone. *Last reviewed at the 12/7/22 meeting at which members Hein, Conte, Meniconi, Boldt, Brake-Smith, Cohen, Contadino, Krueger, Pugliese were present.*  
**View initial application [here](#).**  
**View revised plans [here](#).**

*Decision Status: Approved as submitted*

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

**Applicant to submit the following:**

- a. **Applicant agreed to submit a 3 dimensional rendering with perspective of the East side in response to abutter Mr. Stillman’s comments at the meeting.**
3. **Greenwich Place, 0 Western Junior Hwy, Application PLPZ 2023 00069** for Exterior Alteration review for **renovations and additions to clubhouse, relocation of community in-ground pool including ADA updates and relocation of sewer and stormwater lines, new lighting and landscaping** on a property located at 0 Western Junior Highway in the R-6 zone. *Last reviewed at the 4/5/23 meeting at which members Conte, Meniconi, Boldt, Brake-Smith, Contadino, and Krueger were present.*  
**View initial application [here](#).**  
**View updated plans [here](#).**

*Decision Status: Return to a Meeting*

*Motion: Conte Second: Boldt Vote: 6-0-1 (aye: Conte, Boldt, Brake-Smith, Contadino, Krueger, Pugliese / abstained: Hein)*

**Applicant to update plans to reflect the following:**

- a. **Study the bathroom building as ARC does not find it reflects the clubhouse aesthetic– can it be moved further away from clubhouse building ? can something be added to it to reflect the clubhouse building? Or can a horizontal window be added to clubhouse building?**
- b. **Study the cupola on the clubhouse– ARC does not find cupola consistent with**

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**the modern look at the clubhouse.**

- c. Add more tall trees to the landscaping to screen the building– a 3d rendering that accurately reflects current and proposed conditions would be helpful.**

## **II. Discussion item**

- 1. Review recently amended Landscaping Regulations, Division 17, Sections 6-176 – 6-183 with Planning and Zoning Commission.**

View [here](#).

Margarita Alban, Planning and Zoning Commission Chairperson

Patrick LaRow, Planning and Zoning Department Director / Town Planner

## **III. Committee Business:**

- 1. Any business. Reminder - Sign / lighting draft regulations and guidelines review.**

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Town Hall • Planning and Zoning • 101 Field Point Road • Greenwich, CT 06830 • [203] 622-7894 • FAX [203] 622-3795 •  
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