

**ARCHITECTURAL REVIEW COMMITTEE  
ACTION AGENDA Regular Meeting**

**Wednesday, June 7, 2023 7:01 pm – 8:13 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; Heidi Brake-Smith; Leander Krueger; Paul Pugliese  
**Staff:** Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

**I. Exterior Alteration reviews:**

- 1. 206 SBA Property Owner LLC, 206 Sound Beach Avenue, Application PLPZ202300124 and PLPZ202300219 for Exterior Alteration and Sign/Awning 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, landscaping in parking area and new signage on the property located at 206 Sound Beach Avenue and 33 Arcadia Road in the LBR-2 zone. Last reviewed at the 4/19/23 meeting. View initial application [here](#). View updated signage plans [here](#) and exterior plans [here](#).**

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

*Motion:* Hein Second: Pugliese Vote: 5-0 (voting: Hein, Conte, Brake Smith, Krueger, Pugliese)

Applicant to update plans to reflect the following:

- Provide photometric mapping of light poles in parking lot and for signage lighting;**
- Incorporate the proposed tube lighting into the canopy for Too Sparrows;**
- Indicate full cutoff to minimize or eliminate wash of the building, with lumens and kelvin noted, for the façade light fixture;**

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.

- d. Provide Spec sheets for light fixtures;
  - e. Provide updated elevation plan with details on Azek box;
  - f. Provide specs for white aluminum;
  - g. ARC finds the proposed landscaping acceptable with emphasis on compliance with the current Landscaping Regulations.
2. **Hotel Delamar, 500 Steamboat Road, Application PLPZ202300205** for exterior alteration review **for reconfiguration of patio area including new fountain and landscaping** on a property located at 500 Steamboat Road [owner: Greenwich Harbor Del LLC] in the WB zone.  
**View application [here](#).**

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

*Motion: Hein Second:* Conte Vote: 5-0 (voting: Hein, Conte, Brake Smith, Krueger, Pugliese)

Applicant to provide plans for the following:

- a. **ARC accepts the proposal as shown but applicant must submit details for the pergola including elevation plans, indication of color, material, dimensions.**
3. **Round Hill Music, 398 Greenwich Ave., Application PLPZ 202300208** for Exterior Alteration review **for first floor addition** on a property located at 398 Greenwich Ave. [Crazy Goodies LLC] in the CGBR zone.  
**View application [here](#).**

**Postponed.**

4. **St. Paul's Day School, 200 Riverside Avenue, Application PLPZ 202300209** for Exterior Alteration review **for updates to playground including replacement of equipment** on a property located at 200 Riverside Ave. [St. Paul's Episcopal Society, LLC] in the RA-1 zone.  
**View application [here](#).**

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*Motion: Hein Second:* Pugliese Vote: 5-0 (voting: Hein, Conte, Brake Smith, Krueger, Pugliese)

Applicant to provide plans for the following:

- a. **ARC accepts the proposal as shown but applicant must submit details for the fence including location, color, material, dimensions.**

5. **River Road Development, LLC, 89 River Road; Application PLPZ202300111** for Exterior Alteration review **for two proposed carports in the existing parking lot** on the property located at 89 River Road in the WB zone. *Last reviewed at the 4/19/23 meeting.*

**View initial application [here](#).**

**View updated plans [here](#).**

*Decision Status:* Approved as submitted (submit 3 hard copy plans to [Marisa Anastasio](#) for endorsement)

*Motion: Hein Second:* Krueger Vote: 5-0 (voting: Hein, Conte, Brake Smith, Krueger, Pugliese)

Notes:

**applicant to use discretion on height of end wall and rafter tails**

6. **Make Modern, 220 East Putnam Avenue, Application PLPZ 202300224** for Exterior Alteration review **for painting the exterior white** on a property located at 216-220 East Putnam Avenue [owner: Jonathan and Karen Schmitz] LBR-2 zone.

**View application [here](#).**

*Decision Status:* Approved as submitted (submit 3 hard copy plans to [Marisa Anastasio](#) for endorsement)

*Motion: Hein Second:* Pugliese Vote: 5-0 (voting: Hein, Conte, Brake Smith, Krueger, Pugliese)

## II. Committee Business:

1. **Any business. None.**

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