

**ARCHITECTURAL REVIEW COMMITTEE  
ACTION AGENDA Regular Meeting  
Wednesday, July 5, 2023 7:01pm – 7:40pm**

**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 (*chaired meeting*);  
Leander Krueger; Paul Pugliese  
**Staff:** Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

**I. Exterior Alteration reviews:**

1. **Laurelton Residences, 1188 King Street, Application PLPZ202300250** for Exterior Alteration review **to resurface existing CMU walls with stucco, cover columns in wood-look fiber-cement, cover stone facade with metal panels, remove court lighting, and new landscaping** on a property located at 1188 King Street in the RA-4 zone.

View application [here](#).

*Decision Status:* **Return to a meeting.**

*Motion:* Conte *Second:* Hein Vote: 4-0 (voting: Hein, Conte, Krueger, Pugliese)

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

- a. **ARC finds that a hierarchy needs to be established, along with refinement of the design elements and details, to rectify the 3 clashing geometries in the current design.**
- b. **ARC finds the exterior architecture must be designed to inform the entry spaces for visitors, aka an “Entrance” sign should not be required to understand the site’s circulation.**
- c. **Applicant must show details of how the building corners are to be finished. (i.e. mitered, trimmed, etc.)**
- d. **The presentation needs to clarify the colors and materials proposed.**

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.

Town Hall ↪ Planning and Zoning ↪ 101 Field Point Road ↪ Greenwich, CT 06830 ↪ [203] 622-7894 ↪ FAX [203] 622-3795 ↪  
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- e. The proposed black window trim is jarring with this design and use of the building.
- f. Details of any proposed change to the rooves are needed. Are rooves being replaced? Will greenroof concepts be incorporated into design? (rendering seems to show greenroof).
- g. Details of the proposed water feature design are needed. ARC noted that the water feature may not be the best use of design for this site that already has competing elements.
- h. The landscape plan needs further development and coordination with the overall design. Applicant should review the up to date Landscaping Regulations; applicable projects must comply with [Sections 6-176 to 6-183](#), of the Building Zone Regulations.
- i. Applicant shall submit updated plans (pdfs emailed to [Marisa.Anastasio@greenwichct.org](mailto: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.

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