

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

**Wednesday, July 19, 2023, 7:02 pm – 8:52 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: John Conte, Vice Chairperson (*chaired meeting*); Louis Contadino; Leander Krueger (arrived @ 7:12pm); Paul Pugliese
Staff: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Sign/Awning Reviews:

- 1. Wells Fargo, 1 Lafayette Place, Application PLPZ 2023 00268** for Sign/Awning review for **updated ATM signage** on a property located at 1 Lafayette Place [owner: Bradford Allen Greenwich, LLC] in the CGB zone.
View application [here](#).

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

Motion: Conte *Second:* Pugliese Vote: 3-0 (voting: Conte, Contadino, Pugliese)

Applicant to update plans to reflect the following:

- a. **The lighting temperature shall be limited to approximately 3000 Kelvin. Photometric plan must confirm compliance with Building Zone Regulations (0.1 footcandle at residential zone property lines / 0.5 footcandle at business property lines)**
- b. **The color scheme will be updated to be more muted – the white will be changed to a silvery gray. The proposed red color can stay as is, but will be limited to just around (about 4 inches) the Wells Fargo logo.**
- c. **submit plans in pdf format to Marisa.Anastasio@greenwichct.org for review;**

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.

Town Hall – Planning and Zoning – 101 Field Point Road – Greenwich, CT 06830 – [203] 622-7894 – FAX [203] 622-3795 –
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2. **State and Liberty, 1 Fawcett Place, Application PLPZ 2023 00275** for Sign/Awning review for **new façade signage** on a property located at 1 Fawcett Place [owner: GFC Fawcett, LLC] in the CGBR zone.

View application [here](#).

Decision Status: **Approved as submitted**

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

Notes:

- a. **Submit mechanical drawings of window decals;**
- b. **Note that sandwich type / freestanding signs are not permitted along the sidewalk;**
- c. **submit 3 hard copy plans to P+Z Office, attention: [Marisa Anastasio](#) for endorsement; permits are required from Building Inspection and Zoning Enforcement departments**

II. Exterior Alteration reviews:

1. **Convent of the Sacred Heart, 1177 King Street, Application 202300263** for an Exterior Alteration review **to resurface existing tennis courts and add 3 more courts, totaling 9** on a property located at 1177 King St. in the RA-4 zone.

View application [here](#).

Decision Status: Return to a Meeting

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

Applicant to update plans to reflect the following:

- a. **ARC finds the proposal as submitted not acceptable in terms of landscaping. Discussion at the meeting established that although the plans show just the tennis court expansion (with associated vegetation removal, new landscaping and a rain garden), a future parking reconfiguration is planned, including a parking lot located between the tennis courts and the proposed rain garden.**
- b. **ARC presented options for further review – the applicant can address ARC concerns for the tennis court expansion by reducing vegetation / tree removal and grading by moving the rain garden closer to the courts, naturalizing the shape and enhancing proposed landscaping. Or the applicant can submit plans that include the parking reconfiguration so ARC can opine on the full project (since the parking lot clearly informs the placement of the rain garden).**
- c. **Submit plans (pdfs to Marisa.Anastasio@greenwichct.org and 1 hard copy).**

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2. **Interstate Lumber, 60 South Water St. Application 202300271 and 272** for an Exterior Alteration and Sign/Awning review **for new siding and corner boards, new windows and doors and façade signage** on a property located at 60 South Water Street in the WB zone.
View application [here](#).

Decision Status: Electronic resubmittal

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

Applicant to submit updated to plans to reflect the following:

- a. **ARC finds the front façade updates acceptable, but asks that the siding wrap the corners for a more finished look.**
 - b. **New windows and doors are accepted as proposed.**
 - c. **The “Interstate Lumbar” wording on lower level is approved.**
 - d. **The circular sign at the top of building is not compliant with the Building Zone Regulations because logos can be no more than 18” in height. The applicant may be able to redesign the lettering to make it compliant with the BZR and can resubmit via email for further review.**
 - e. **No new lighting proposed.**
 - f. **Submit updated plans in pdf format to Marisa.Anastasio@greenwichct.org for review.**
3. **Gulf Station, 370 East Putnam Ave, Application 202300207** for an Exterior Alteration review **for fenced screening (grey lattice fencing) of two existing dumpsters** on a property located at 370 East Putnam Avenue in the LB zone.
View application [here](#).
Decision Status: Approved as submitted.
Motion: Conte Second: Pugliese Vote: 4-0 (voting: Conte, Contadino, Krueger, Pugliese)

III. Committee Business:

1. **Any business. Discussed signage violation enforcement measures.**

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