

**ARCHITECTURAL REVIEW COMMITTEE
ACTION AGENDA Regular Meeting**

Wednesday, August 2, 2023 7:01 – 11:02 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; Heidi Brake-Smith; Rhonda Cohen; Louis Contadino; Leander Krueger

Staff: Marisa Anastasio, Senior Planner; Bianca Dygert, Planner II

I. Sign/Awning Reviews:

- 1. El Palacio de Mariscos, 99 Mill St., Application PLPZ 2023 00257** for Sign/Awning review for **review of length of side awning** on a property located at 99 Mill Street (owner: Weigold) in Byram in the LBR-2 zone. *Last reviewed at the [7-3-23 sign meeting](#) – scheduled for review by full Committee specifically for length of side awning – ARC sign subcommittee decision indicated awning should be shortened while applicant wants to keep length as shown on **updated plans linked [here](#)**.*

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

Motion: Cohen Second: Hein Vote: 5-0 (voting: Hein, Brake-Smith, Cohen, Contadino, Krueger)

Applicant to update plans to reflect the following:

- a. Both awnings to be identical in height, width, style, and to end 6 inches from sides of building;
- b. Applicant to provide Pantone number or Benjamin Moore name for the orange text color;
- c. “Takeout and delivery” lettering shall be on front awning only, and shall be 4 inches in height and same orange color as restaurant name.

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. **Ivy Infusions, 3 Riversville Road, Application PLPZ 2022 00462** for Sign/Awning review for **new façade and window signage** on a property located at 3 Riversville Rd. (owner: Coleman Glenville LLC) in the LBR zone. *Last reviewed at the [2/13/23 meeting](#). Applicant has provided **updated plans and photo montage linked here** in response to ARC decision.*
View initial application [here](#).

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

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

Applicant to update plans to reflect the following:

- a. "IVY" on front façade shall have about 2 inches of space on top and bottom of sign board so it floats;
- b. The teal lettering color on rendering is accurate but Pantone 571 sample appears darker – either use Pantone 573 or 80% Pantone 571 to achieve the right color that will not clash with the hunter green sign board;
- c. Sign on side of building is approved as submitted, with same comments about lettering color;
- d. Decals approved, with same comments about lettering color;
- e. Signage lighting shall be limited to 3500K and to be shut off at night when establishment is closed.

3. **Ruby and Jenna, 351 Greenwich Ave., Application PLPZ 2023 00300** for Sign/Awning review for **new halo lit façade sign** on a property located at 351 Greenwich Ave. (owner: 351 Greenwich LLC) in the CGBR zone.
View application [here](#).

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

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

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.

Applicant to update plans to reflect the following:

- a. ARC finds the proposed signage lighting is not consistent with the characteristics of the abutting storefronts. Applicant agreed to eliminate the lighting;
- b. Lettering height shall be reduced to 18" total from top of "b" to bottom of "y" – plans to be updated accordingly;
- c. Letters mounted to façade is approved, pins to be placed in mortar joints and not the actual brick;
- d. Pantone 214 as proposed is accepted;
- e. Mechanical drawings are required for any proposed decals on glass/windows.

EA reviews started at 7:55pm

II. Exterior Alteration reviews:

1. **River House Adult Day Center, 125 River Rd. Ext., Application 202300134** for Exterior Alteration review **for replacement of previous entry canopy with new brick and metal canopy/porte cochere** on a property located at 125 River Road Extension in the LB zone. *Last reviewed at the [5-3-23 meeting](#).*

View updated plans [here](#).

View initial application [here](#).

Decision Status: Return to a meeting

Motion: Hein Second: Krueger Vote: 5-0 (voting: Hein, Brake-Smith, Cohen, Contadino, Krueger)

Applicant to update plans to reflect the following:

- a. ARC finds that the logo should not dictate the architecture of the porte cochere and strongly recommend a flat roof; a linear logo can be designed for signage;
- b. Building has its own detailing, muted palette and industrial architecture and the porte cochere should compliment this,
- c. Porte cochere should not diminish view of building façade and pediment;
- d. Applicant would like to keep a pitched gable – indicated he will revise to a lower pitch that matches that of the pediment;
- e. Proposed signage should be included on the plans;

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.

- f. No new lighting is proposed
 - i. 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.
2. **Brunswick School Maher Campus, 95 and 100 Maher Ave. Application PLPZ 202300287** for Exterior Alteration review of **pedestrian and traffic circulation updates (walkways and drives) off of Maher Ave., new guardhouse, outdoor amphitheater and pavilion, exterior renovations to existing school buildings, landscaping plan including tree removal and new site plantings, new site lighting, and associated site work and grading** on a property located at 95 and 100 Maher Ave. in the R-20 and R-6 zone.
View application [here](#).

Decision Status: Return to a meeting

Motion: Hein Second: Cohen Vote: 5-0 (voting: Hein, Brake-Smith, Cohen, Contadino, Krueger)

Applicant to update plans to reflect the following:

- a. ARC needs to see the full architectural plans as required for Exterior applications - Site sections, renderings, elevations along with details/samples/specs on windows, cornice, lighting, other design elements;
- b. ARC has a negative reaction to the security kiosk, it does not appear inviting;
- c. A hierarchy of the pathways needs to be established and should be reviewed for ways to create green space / yards;
- d. Review the driveway adjacent to admissions building for possible relocation;
- e. Cupola to be reviewed – is this element most effective?
- f. A robust landscaping plan must be established with emphasis on screening for the abutting residential properties, especially along Maple Ave.
- g. Public comment was received indicating disappointment with recent removal of trees from the property.
- i. Applicant shall submit updated plans (pdfs emailed to

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.

Marisa.Anastasio@greenwichct.org and 1 hard copy delivered to the P&Z Office) to be scheduled for an upcoming meeting.

3. **Fernandez residence, 147 South Water St., Application PLPZ 202300285** for Exterior Alteration review of **reconstruction of front porch, adding access doors at lower level and new parking space at a 3 family residence** on a property located at 147 South Water Street in the R-6 zone.
View application [here](#).

Decision Status: Return to a meeting

Motion: Contadino Second: Cohen Vote: 5-0 (voting: Hein, Brake-Smith, Cohen, Contadino, Krueger)

Applicant to update plans to reflect the following:

- a. ARC finds that more details are needed to provide clarity on the project;
- b. Provide details on the topographic changes /grading needed to establish the parking space (ie, zoomed in view of the existing and proposed grades to be included on plan);
- c. Landscaping should be thoughtfully planned– plans to be updated to indicate species, size, and number of plantings;
- d. Provide proposed paint colors – Pantone or Benjamin Moore / will the porch / new doors match existing house color? (applicant submitted a sample board to P+Z office);
- e. Plans currently show different configurations of the porch posts – clarify which is proposed.
- f. Provide more photos especially of the lower level where the storage doors are proposed – what type of material is this and what will the new storage doors look like?;
- g. Provide specifications for the doors proposed on the lower level / foundation;
- h. Provide specifications for proposed Railing – material/style/color;
- i. Provide lighting cut sheets with kelvin ratings (ARC typically limits lighting temperature to 3000-3500 K)
- i. 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.

4. **KYMA Greenwich (owner: MH Cohen Realty), 6 Liberty Way 8-10 Lewis Street, Application PLPZ202300283 for Exterior Alteration for exterior renovations including large format stone tile on upper façade with ashlar pattern stone and curtain wall with glass below; brick façade on south side (Liberty Way parking lot side) will be maintained and extended in height and an undulating canopy will be added** on a property located at 6 Liberty Way and 8-10 Lewis Street in the CGBR zone. *Last reviewed at the [1-5-22 meeting](#) under previous exterior and sign applications PLPZ202100489 and PLPZ202100490.*
View current application [here](#).

Decision Status: Return to a meeting

Motion: Hein Second: Cohen Vote: 5-0 (voting: Hein, Brake-Smith, Cohen, Contadino, Krueger)

Applicant to update plans to reflect the following:

- a. ARC reacted unfavorably to the current proposal; *it is noted that ARC reviewed the previous proposal and voted to move that design forward for P+Z review;*
- b. Although ARC appreciates the idea of incorporating a wave element, the current proposal is too literal, lacks any subtlety. And the current design makes the building look taller / bulkier and out of context with surrounding buildings and the Greenwich Avenue downtown historic district;
- c. Incorporating greenery in design is appreciated;
- d. ARC is not favorable to the narrow windows – find them ominous and do not fit the proposed use of the space;
- e. More details are needed for clarity on the retractable roof;
- f. Applicant agreed to study the exterior and resubmit;
- i. 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.

III. Committee Business:

1. **Any business.** No discussion.

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 –
www.greenwichct.gov

An Affirmative Action/Equal Opportunity Employer, M/F/H