

**ARCHITECTURAL REVIEW COMMITTEE
FINAL AGENDA Regular Meeting**

Wednesday, September 6, 2023 7:01 – 9:35pm

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; Louis Contadino; Leander Krueger; Heidi Brake Smith; Peter Boldt

Staff: Marisa Anastasio, Senior Planner; Jacalyn Pruitt, Planner II

I. 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 nine** on a property located at 1177 King St. in the RA-4 zone. *Last reviewed at the [7/19/23 meeting](#).*

View initial application [here](#).

View updated plans [here](#).

Decision Status: Does not return – can move forward with P+Z

Motion: Hein *Second:* Krueger

Vote: 5-0 (voting: Hein, Contadino, Krueger, Brake Smith, Boldt)

2. **146 Sound Beach Avenue, LLC, 146 Sound Beach Ave., Application PLPZ202300325** for Exterior Alteration review **for one new window and replacement of a window** on a property located at **146 - 148 Sound Beach Ave.** in the in the LBR-2 zone.

View application [here](#).

Decision Status: Electronic Return (submit pdf plans to

Marisa.Anastasio@greenwichct.org for review)

Motion: Hein *Second:* Brake Smith

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.

Vote: 5-0 (voting: Hein, Contadino, Krueger, Brake Smith, Boldt)

Applicant to update plans to reflect the following:

- a. Existing copper flashing above the window facing Sound Beach Ave. to remain (the window can be replaced as proposed, just keep the copper flashing element) – plans to be updated accordingly.

3. **BB 29 River Road LLC, 29 River Road, Application PLPZ202300308** for Exterior Alteration review **for updates to exterior finishes and roof shingles, and new glass canopy** on a property located at 29 River Road, Cos Cob in the in the WB zone.

View application [here](#).

View applicant's presentation [here](#).

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

Motion: Hein *Second:* Boldt

Vote: 5-0 (voting: Hein, Contadino, Krueger, Brake Smith, Boldt)

Applicant to update plans to reflect the following:

- a. Overall, ARC is very favorable to the design concept presented.
- b. ARC finds some discrepancies between the rendering and the building itself, specifically the roof angles/projections. The applicant agreed to review and update accordingly.
- c. No proposed lighting or landscaping in project scope.
- d. The applicant notes they will review the numerous existing roof penetrations and reduce/eliminate where possible.
- e. ARC expressed concerns of the proposed exterior Azek material shrinking and expanding and suggests the design team research other materials that may work better for this application. Applicant to submit samples to P+Z office.
- f. The current entrance design looks to be a missed opportunity. ARC suggests reviewing this design area.
- g. The ARC voted on an "Electronic Return" to be reviewed by ARC members Krueger and Contadino. If lots of input in requested, it may make sense for the application to return to an ARC meeting.

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4. **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. *Last reviewed at [7/5/23 meeting](#).*
View initial application [here](#).
View updated plans [here](#).

Decision Status: Return to a Meeting (submit pdf plans to Marisa.Anastasio@greenwichct.org to be scheduled on an upcoming meeting)

Motion: Hein *Second:* Brake Smith

Vote: 5-0 (voting: Hein, Contadino, Krueger, Brake Smith, Boldt)

Applicant to update plans to reflect the following:

- a. ARC finds the applicant must develop a detailed landscape plan to include the following:
 - i. removal of some impervious surfaces to create new planting areas.
 - ii. A schedule of the proposed landscaping materials with appropriate plant sizes so the landscaping portrayed in the renderings can be achieved soon, and not decades away.
 - b. applicant to develop architectural elevations showing existing vs. proposed conditions to show proposed materials and dimensions;
 - c. applicant to provide spec sheets for design elements, materials to include manufacturer information;
 - d. applicant to update the renderings to be accurate with what is existing – not taking artistic liberty;
 - e. ARC recommends that the applicant include signage to clarify the locations of the entrance, staff parking areas, etc...
5. **KYMA Greenwich (owner: MH Cohen Realty), 6 Liberty Way 8-10 Lewis Street, Application PLPZ202300283** for Exterior Alteration **for exterior renovations to create new market, bakery, and restaurant (replacing previous uses of NYSC and Sophia's Costumes)** on a property located at 6 Liberty Way and 8-10 Lewis Street in the CGBR zone. *Last reviewed at the [8/2/23 meeting](#).*
View initial application [here](#).
View updated plans [here](#).

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View applicant's presentation [here](#).

Decision Status: Return to a Meeting (submit pdf plans to Marisa.Anastasio@greenwichct.org to be scheduled on an upcoming meeting)

Motion: Hein Second: Boldt

Vote: 5-0 (voting: Hein, Contadino, Krueger, Brake Smith, Boldt)

Applicant to update plans to reflect the following:

- a. The ARC notes they are happy with the progress of design for this significant area of Greenwich Ave.
- b. ARC appreciates the applicant's effort to integrate the façade by including green planters, the placement and setback of an entryway, and scale of the structure as it wraps the corner and engages with the rear elevation.
- c. The ARC noted concerns for the ongoing and seasonal maintenance of the proposed façade planters, including the longevity of the proposed irrigation system.
- d. ARC has strong reservation of the design's "cohesive" whitewashing brick look that is proposed within this design iteration. ARC believes the whitewashing brick look doesn't adapt well to the grittier New England climate and history.
- e. ARC feels that historic old brick is meritorious, and should not be whitewashed as presented in this iteration.
- f. ARC requests the design team be more respectful of the various building parts that have assembled overtime, the scale of those parts and how they fit within the architectural fabric of Greenwich Ave.
- g. The white monolithic design presented here is described as a megabuilding that the ARC does not find appropriate; they wish the design team to "de cohesive" the design.
- h. ARC endorses the 3rd story light and wishes this project to actively move forward noting the comments from this meeting as it an exciting project in Town.

II. Committee Business:

1. **Special P+Z Meeting being held on 9/7 at 4pm for a Signage and Lighting Workshop with business community members.**

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