HISTORIC DISTRICT COMMISSION MEETING
MAZZA ROOM
GREENWICH, CT
JANUARY 11, 2017

MINUTES

ATTENDEES PRESENT
COMMISSIONERS: STEPHEN BISHOP – CHAIRMAN, FI FI SHERIDAN, DARIUS TORABY, ARIS CRIST

ALTERNATES: MARIE WILLIAMS, ANNIE MCGINNIS

Absent: KATHRIN BROWN, MARTIN KAGAN

Mr. Bishop called meeting to order at 7:08pm. and introduced the new alternate member, Annie McGinnis

* * *

1. 30-32 GREENWICH AVENUE
GREENWICH, CT

Owner: Mohsen Zargar
Representing: Louis Contadino, AIA, NCARB
Contadino Architects

REVIEW PROPOSED CHANGES TO COLOR OF BUILDING EXTERIOR AND ADDED LIGHT FIXTURES

Mr. Contadino began his presentation by identifying the location of the structure (the former Health Mart) and proposed his color changes for the building’s exterior. He further added his choice for an exterior light replacement.

Ms. McGinnis inquired about the signage and Mr. Contadino replied that the applicant did meet with ARC and they approved a small sign (to read “Skinny Pizza”) to hang below the pediment.

Mr. Bishop asked if the façade was remaining? Mr. Contadino replied that he didn’t want to touch it. Mr. Contadino did add that he needed a State ADA modification. Mr. Bishop responded that he would be delighted to offer support for applicant’s
hearing by referencing the historicity of the structure and its importance to the Town as well as being a contributing structure to the Greenwich Avenue Historic District (National Register of Historic Places).

Mr. Toraby asked why is there an ADA compliance required?

Mr. Contadino replied that this is due to a change of use – from retail to restaurant.

Mr. Toraby commented then it wasn’t due to lack of accessibility? Mr. Contadino said no as when you change the use, you lose the grandfathering clause that the structure had. He further added that once inside the structure, all handicap requirements are being met. Mr. Toraby further stated that it looks like there is a portion of the sidewalk that merges in with the front of the building. Mr. Contadino replied no and produced additional photos to support his statement.

Mr. Toraby inquired about the railings.

Mr. Contadino replied that they were to remain untouched and painted black and are in good shape.

Ms. Williams commented favorably on the proposed lantern.

Ms. Sheridan asked if there would be a bench on the porch (as there has been one with the previous tenant). Mr. Contadino said that one is not being proposed at this time.

Motion to approve the design as presented

Moved by Mr. Toraby
Seconded by Ms. Sheridan
Mr. Crist announced his recusal from the vote.

Voting in favor: Mr. Bishop, Ms. Sheridan, Mr. Toraby, Ms. Williams, Ms. McGinnis

DISCUSSION AND VOTE ON PROPOSED PRESERVATION INCENTIVES TO ZONING REGULATIONS

Mr. Bishop updated the members on the zoning incentives proposal to encourage preservation of historic structures in regards to meetings he has had with the Director, Planning & Zoning and read aloud an email he received from the Director, Planning & Zoning that included:

1) creating one section in the zoning regulations that deals with the historic residential and business zones; 2) eliminating the HRO zone and putting it in the re-write and 3) the ability to double the FAR on the property as long as it is in scale
with and compatible with the neighborhood and most importantly, respectful of the historic structure.

Motion to endorse the three areas as presented by Director, Planning & Zoning and presented by Mr. Bishop

Mr. Toraby moved to endorse the entire email from Director, Planning & Zoning as its purpose is to preserve historic structures
Seconded by Mr. Crist

Unanimous vote
Voting in favor: Mr. Bishop, Ms. Sheridan, Mr. Toraby, Ms. Williams, Ms. McGinnis, Mr. Crist

UPDATE ON REPAVING ISSUE

Mr. Toraby updated the HDC members that he has created the language for the proposed resolution regarding paving on roads located within local historic districts. The next step to be undertaken is to meet with Director, Planning & Zoning and have a preliminary (informal) discussion with her to obtain her suggestions prior to meeting with the First Selectman.

Mr. Toraby reminded the HDC members that in 2014, HDC passed a resolution approving a sample to be placed on the Strickland Road local historic district (after paving had occurred on Strickland road without having received a Certificate of Appropriateness), and that the First Selectman agreed after a large number of signatures were obtained that something should be done – addressing the roadway appearance.

Motion to receive an endorsement by HDC members to meet with Director, Planning & Zoning
Moved by Mr. Bishop
Ms. McGinnis seconded

Unanimous vote
Voting in favor: Mr. Bishop, Ms. Sheridan, Mr. Toraby, Ms. Williams, Ms. McGinnis, Mr. Crist

MINUTES
Motion to approve minutes from December 7, 2016 meeting

Moved by Ms. Sheridan
Seconded by Mr. Toraby
Unanimous vote
Voting in favor: Mr. Bishop, Ms. Sheridan, Mr. Toraby, Ms. Williams, Ms. McGinnis, Mr. Crist

DEMOLITIONS

50 East Elm Street
Greenwich, CT

[note: any Greenwich resident may place a stay on a noticed demolition]. No action was taken.

Motion to end the meeting
Moved by Mr. Crist
Seconded by Mr. Toraby

Mr. Bishop closed the meeting at 8:17 pm