Marisa.

Thank you for your response.

Please allow me to reiterate. This was not my idea. I was on a town Zoom meeting a month or two ago. I honestly forget what meeting it was. But it was a town meeting to discuss the designs of the new civic center. One of the board members brought installation of solar panels up. I don’t recall who. But it didn’t come from me. Whomever it was said the town wanted solar panels on the building. But they weren’t on the rendering!

There is a disconnect. And I don’t know who or how to address it. I’m not at town hall.

I don’t know if it is the ARC, or the planning board, or engineering, or parks and rec, or the selectman, or a design committee. But someone at town hall must be responsible for planning the new civic center. And whomever that is needs to ask the question: Does the town intend to install solar panels on this building? And if the town does, what will it look like?

If “the powers to be” say no solar panels will ever be installed in the future, great. Keep marching on. The renderings look wonderful.

**But if someone, anyone, says yes, solar panels should be part of the program, then the program needs to change gears. The architect needs to stop, redesign, and re-render the building with panels. Simple as that.**

Again, I don’t know who is responsible for the civic center. But it belongs to everyone. You, me and everyone. And it should be an amazing asset when it is completed.

To say “the applicant” will need to come back to ARC in the future may be technically correct, but doing so is not in the best interest of our community. The applicant is actually you, me and everyone. The applicant is us.

Many thanks.

Michael Simko

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On Oct 6, 2020, at 11:52 AM, Anastasio, Marisa
&lt;Marisa.Anastasio@greenwichct.org&gt; wrote:

Thank you Mr. Simko, I will forward your concerns to the ARC. Peter is correct
that the panels would require review when they are proposed, but if they so choose, ARC can inquire into the applicants’ plans as suggested by your email.

Thank you,

Marisa Anastasio, Senior Planner  
Town of Greenwich Planning and Zoning  
101 Field Point Road  
Greenwich, CT 06830  
Ph. 203-622-7894  
Fax 203-861-6102

From: M S [mailto:michael.simko@yahoo.com]  
Sent: Tuesday, October 6, 2020 10:24 AM  
To: Mangs, Peter <Peter.Mangs@greenwichct.org>  
Cc: DeLuca, Katie <Katie.DeLuca@greenwichct.org>; Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>  
Subject: Re: Eastern Greenwich Civic Center / Solar Panels

[EXTERNAL]  
Excellent. Thank you!  
Michael Simko

On Oct 6, 2020, at 10:01 AM, Mangs, Peter <Peter.Mangs@greenwichct.org> wrote:

Good Morning Michael,  
I have copied in Marisa Anastasio, our Senior Planner, who handles ARC projects. We will make sure your concerns are noted by the ARC.

Peter Mangs  
Applications Coordinator  

Town of Greenwich  
Land Use - Planning & Zoning  
101 Field Point Road  
Greenwich, CT 06830-6463  
Ph. (203) 622-7894  
Office Fax. (203) 622-3795  
Peter.Mangs@greenwichct.org  

www.greenwichct.gov

From: Michael Simko [mailto:michael.simko@yahoo.com]  
Sent: Tuesday, October 06, 2020 9:46 AM
Ok. That may be true.
But we are talking about a big investment in taxpayer dollars that has taken DECADES to get where we are.

Doesn’t it make sense to ask the question “is the town anticipating installing solar panels on this roof?”

Why kick the question down the road?

I did not bring this issue up on the last zoom call. One of the town board members Did. And it is a good question. But they did not take the next step and ask the architect to do a rendering with solar panels.

This is what will happen if the position is taken that the town will need to come back in front of the board:

- the building gets built. And someone says we want solar panels.
Then what happens? Is the ARC going to go against the environment? No. So some accommodation or negotiation will be made. And we will have a building that took decades to design and looks like hell.

Again, the architect did a beautiful design. It is very simple to ask them to make a rendering with solar panels. Isn’t it?

For the good of everyone!
Please.

Michael Simko
20 Hidden Brook
Riverside.
Good Morning Michael,

If the solar panels are not presented to the ARC this time around, the applicant would need to return to the ARC in order to get them approved since they would need a new exterior feature. They would not simply be able to install them after the fact.

Peter Mangs
Applications Coordinator

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From: M S [mailto:michael.simko@yahoo.com]
Sent: Tuesday, October 06, 2020 8:43 AM
To: Mangs, Peter <Peter.Mangs@greenwichct.org>
Cc: DeLuca, Katie <Katie.DeLuca@greenwichct.org>
Subject: Eastern Greenwich Civic Center / Solar Panels

[EXTERNAL]

Dear Architectural Review Committee:

I would like to make a comment to the ARC for their
review on Wednesday night. I do not think I can make the meeting.

The renderings of the building are beautiful. Just beautiful.

However, I heard the town wants to put solar panels on the room.

**If solar panels are to be used in the future, they should be incorporated into the design from the beginning.**

Please do not consider approval of the building with the current renderings.

**Have the architect show the building with solar panels.**

The curved roof is beautiful. But the whole building will look drastically different if covered with big black solar panels.

Don’t get me wrong. I am all for solar panels. They just need to be incorporated into the design now, not installed as an afterthought.

**Please ask the ARC and architect to consider this design change.**

Thank you!!
Chairman Richard Hein  
Greenwich Architectural Review Committee  
Greenwich, CT 06830  
Re: Eastern Greenwich Civic Center  

October 6th, 2020

Dear Mr. Hein:

I am an architect in Town and have designed many homes and renovations in Greenwich in addition to several civic buildings such as: the Cos Cob Library, Seven Bridges Art Gallery, Greenwich Botanical Center’s Horticultural Building and a few commercial projects.
I have reviewed the Eastern Greenwich Civic Center drawings that were posted online and I would like to suggest the following:
I would like to ask the Architect to inject some Character into the façade. There should be some reference to the local vernacular in the design; such as the type of exterior materials, the color of the materials, the amount of glass and the procession from the street to the front entry. I think if the Architect would look at some of our beautiful civic buildings in Town, they will find inspirational motifs and can interpret these motifs for a more contemporary new building that is warm and inviting.
Here are a few ideas that I would like to share:

**General Materials:**
Use a red brick with some limestone/cast stone details instead of a thin beige colored stone.
Include some natural wood on the exterior. The wood could be included in the front entry as mullions between the glass and the doors, as the ceiling of a lower and deeper front canopy, as posts or brackets combined with steel, as siding, etc.
Reduce the amount of glass and replace with either wood between the glass, wood siding or wood slats across the glass to help shield the interior from the western sun.

**Play with the volumes:**
Extend the overhang at the gym windows to provide shadow and help with sun control inside the building.
Design a wide and deep canopy over the front doors to allow protection for drop off and pick up on rainy and snowy days. This will provide human scale to the entry.

**Landscape Provisions:**
Provide sitting areas near the front entry undercover and also in the sun while waiting. Built in benches, garden wall seating, etc...
Design interesting approach to the building from the parking lot across the street and from the drop off circle. This should be combination of hardscape and landscape that is scaled to the building.
Provide good lighting as a combination of building lighting, path lighting, and driveway lighting.

This is an exciting project and one that has been much anticipated and desired for many years and I hope that it will be a building project that we all will be proud of for years to come.

Best regards,

Laura E. Kaehler, AIA  
www.kaehlerarchitects.com  
203-869-4646  
kaehlerarchitects.com