

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, April 1, 2009

Final Minutes

CONE ROOM

at

7:30 PM

Greenwich Town Hall, 101 Field Point Road,
Greenwich, CT 06830

ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, Tracey Brown, Rachel P. Calemmo, Rhonda Cohen, John M. Dixon, James P. Doyle and David Woods.

ARC MEMBERS ABSENT: Nick Macri, Joeb Moore, Leslie Klein.

STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.

DISCUSSION ITEMS

- a) Approval of March 4, 2009 Meeting Minutes

DECISION STATUS: APPROVED AS SUBMITTED
Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

APPLICATIONS

1. 522 East Putnam Avenue
SA 09-017
522 East Putnam Avenue
Type: Sign
Proposed Use: Nail Salon
Previous Use: Nail Salon
Zone: LBR-2
Description: Façade Sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW

Note: *Pre-existing sign to be brought into compliance*

DECISION STATUS: APPROVED AS SUBMITTED
Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

The proposed sign is an existing sign in the Indian Field Plaza that has been installed without a permit. The Committee believed that the simple black and white sign was similar in style and character with the other signs in the plaza.

2. 41 West Putnam Avenue
SA 09-013
41 West Putnam Avenue
Type: Sign
Proposed Use: Office HR Block
Previous Use: Office Ameriprise Financial
Zone: GB
Description:
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED
Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

If the applicant places their logo and their name on the “reserved” parking area signs (S-2 signs) then these should be calculated into the total area of the sign. The background of the sign shall not illuminate.

3. 22 Riversville Road
SA 09-020
Glenville School
Type: Sign
Proposed Use: School
Previous Use: School
Zone: R-7
Description: Free Standing Sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: APPROVED AS NOTED, e-Return
Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

- The sign shall not illuminate internally and all indications of such shall be removed from the drawings.

The font that was chosen (or retained from the 1950’s) for the “Glenville Elementary School” sign should be reconsidered by the applicant. The font is out dated and the proportions are awkward. This font is not under general use for these reasons. The position of the sign, the construction of the sign and the removable panels in condensed Helvetica are approved as submitted. Return electronically with a new font selection for Glenville School.

4. One West Putnam Avenue
First Presbyterian Church
 EA 07-251
 Type: exterior alteration
 Zone: CGBR-HO, CGB-HO, CGIO zone
 Proposed Use: Church
 Previous Use: Church
 Site Plan: FSP# 2291
 Description: Proposed amendments to landscaping, stair landings, and fence.
 Applicant: First Presbyterian Church
 Authorized Agent/ Architect/ Sign Co: Eric Brower
 Status: AMENDMENT, Return from 5/7/2008

DECISION STATUS: APPROVED AS NOTED

Voting: KD, TB, RPC, RC, JMD, JPD, DW. Recused: PP

- The applicant shall grind down or remove the tree stump along the Tramosch rear yard boundary.
- The proposed landscape between the Tramosch rear yard boundary has been approved. The applicant shall provide at minimum the plantings indicated on the plan and shall install more plant material if possible.
- The area along the Tramosch side yard property shall be a planted ground cover such as pachysandra.

The Architectural Review Committee reviewed modifications to the approved planting plan between the modified fire stairway and the newly installed wall. The Committee reviewed the landscape only at this meeting along the two common boundaries with the Tramosch property.

5. 7 River Road
 EA 09-023
Palmer Point Condo Association
 Type: Exterior Alteration
 Proposed Use: Residential
 Previous Use: Residential
 Zone: WB
 Description: Replace decking. Repaint/stain building.
 Authorized Agent/ Architect/ Sign Co:
 Status: NEW

DECISION STATUS: APPROVED AS NOTED, Return

Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

- The applicant shall return with details for new planters and seats.
- The applicant shall return with a new plan that details site work that is proposed, including paving and landscaping.

The Architectural Review Committee approved:

1. *The Paint Colors for the Building, Deck and Trim.*
2. *The repair of the stairs.*
3. *The sealing and repair of the decking.*
4. *The Removal of the Planters.*
5. *The installation of Handrails.*

6. 5 River Road

EA 08-335

Sanko Kisen

Type: Exterior Alteration

Proposed Use: Office

Previous Use: Office,

Zone: WB

Description: Repaving, new landscaped area.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED, E-Return

Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

- The applicant shall return (electronically) with a landscaping plan detailing plant species and size.
- The rear of the building shall be planted with *Taxus densiformis* (24/30”).

7. 35 Glen Avon Drive

EA 08-458

35 Glen Avon Drive

Type: Exterior Alteration

Proposed Use: Residential

Previous Use: Residential

Zone: R-20

Description: Lighting of Sports Court in CAM zone

Authorized Agent/ Architect/ Sign Co:

Status: RETURN

DECISION STATUS: RETURN

Voting: PP, TB, RPC, RC, JMD, JPD, DW. KD (opposed)

After review of this application motion was made to deny the application, the vote was 1 in favor and 7 opposed and the denial failed to carry. The applicant was instructed to return to the Architectural Review Committee with a more appropriate design; one that took into account light trespass onto the water and the reflectivity of surfaces such as the playing court and the house.

8. 395 Round Hill Road
EA 09-018
Round Hill Community Church
Type: Exterior Alteration
Proposed Use: Religious
Previous Use: Religious
Zone: RA-4
Description: Addition onto church and community house. Changes to site plan to make site more handicapped accessible.
Authorized Agent/ Architect/ Sign Co: Bruce Cohen
Status: NEW

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

- Landscape architect to resubmit revision of landscape plan for the front of the community house for electronic review.

9. 12 Duncan Drive
EA 09-019
Bailiwick Club
Type: Exterior Alteration
Proposed Use: club
Previous Use: club
Zone: RA-1
Description: Add new gazebo
Authorized Agent/ Architect/ Sign Co: Hoffman Landscapes
Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

10. 411 Riversville Road
EA 09-021
Boy Scouts Climbing Tower
Type: Exterior Alteration
Proposed Use: private club
Previous Use: private club
Zone: RA-4
Description: Add new climbing structure and shed
Authorized Agent/ Architect/ Sign Co: Redniss and Mead, David Gunther
Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

11. 270 Lake Avenue
EA 09-008
Hebrew Academy
Type: Exterior Alteration
Proposed Use: school
Previous Use: school
Zone: RA-2
Description: Additions onto building #13
Authorized Agent/ Architect/ Sign Co: W.I. Haslun
Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED
Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

12. 264 West Putnam Avenue
SA 09-
264 West Putnam Avenue
Type: Sign
Proposed Use: Veterinary Office
Previous Use: Retail
Zone: GB
Description:
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: APPROVED AS NOTED
Voting: PP, KD, TB, RPC, RC, JMD, JPD, DW.

- Remove ruled line.
- Remove left justified logo.
- Re-center Lettering.
- Background of the sign shall not illuminate, letters only.
- Commission suggested new black letters that are dark during the day and can be illuminated at night.

NOTICE TO APPLICANTS

Applicants or their representatives must be present at the meeting for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting.

Following approval from the Architectural Review Committee, the applicant or his/her representative must pick up the approved, stamped and signed plans from the Planning and Zoning Department and apply to the Building Division of the Department of Public Works for a building permit. No sign approved by the Architectural Review Committee shall be erected, relocated or altered until a **building permit** has been issued per Section 6-175 of the Building Zone Regulations. Any changes from approved plans require Architectural Review Committee review and approval. Applicants are requested to contact the Building Division for building permit requirements.