

# ARCHITECTURAL REVIEW COMMITTEE

Wednesday, September 9, 2009

## Action AGENDA & Draft Minutes

### Town Hall Meeting Room

at

7:30 PM

Greenwich Town Hall,

**FIRST Floor**

101 Field Point Road, Greenwich, CT 06830

**ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, Nick Macri, Tracey Brown, David Woods, Rachel P. Calemno, Rhonda J. Cohen, James P. Doyle, Joeb Moore, (9:00).**

**ARC MEMBERS ABSENT: John M. Dixon, Leslie Klein.**

**STAFF MEMBER PRESENT: Pat LaRow, Cindy Tyminski (9:30).**

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*The draft minutes have not been approved by the Architectural Review Committee.*

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### **DISCUSSION ITEMS**

- a) Approval of July, 2009 Meeting Minutes

**DECISION STATUS:**

**POSTPONED**

### **APPLICATIONS**

1. 8 Sound Shore Drive

SA 09-087

**8 Sound Shore Drive**

Type: Sign

Proposed Use: Office

Previous Use: Office

Zone: CGB

Description: Freestanding directional signs

Authorized Agent/ Architect/ Sign Co: Acme Sign Co

Status: NEW

**DECISION STATUS:**

**APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

2. 59 East Putnam Avenue  
SA 09-094

**Corbo's Corner Deli and Market**

Type: Sign

Proposed Use: Deli

Previous Use: Deli-Cardillos

Zone: LB

Description: Free-standing sign (1) Façade Sign (1)

Authorized Agent/ Architect/ Sign Co:

Status: NEW

Note: Logo as presented is not compliant as it is greater than 18" in height and width.

**DECISION STATUS: e-RETURN**

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

- Side sign should be pin mount letters only with no logo.
- The background of the freestanding sign is not to light up.
- Add dark blue border around perimeter of the sign.

3. 90 East Putnam Avenue  
SA 09-086

**Whole Body**

Type: Sign

Proposed Use: Retail

Previous Use: Retail-Pharmacy (Harmony)

Zone: CGBR

Description: Sign (1) façade

Authorized Agent/ Architect/ Sign Co: Butler Sign Company

Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

4. 160 Greenwich Avenue  
SA 09-093 EA 09-

**French Sole**

Type: Sign and Exterior Alteration

Proposed Use: Retail

Previous Use: Retail

Zone: CGBR

Description: Awning , Remove Stone face bump out and replace glazing in existing window frame.

Authorized Agent/ Architect/ Sign Co: Cove Awning  
Status: NEW

**DECISION STATUS:** e-Return, APPROVED AS NOTED

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

- No awning.
- Use pink pin mounted letters.
- May halo light letters with white lights.

5. 42 Greenwich Avenue

EA 09-092

**A T & T**

Type: Exterior Alteration

Proposed Use: Retail

Previous Use: Retail

Zone: CGBR

Description: Installation of vent to the rear elevation

Authorized Agent/ Architect/ Sign Co: Frank Napolitano

Status: NEW

**DECISION STATUS:** APPROVED AS SUBMITTED

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

6. 1333 East Putnam Avenue

SA 09-083

**Fitness Edge**

Type: Sign

Proposed Use: Fitness

Previous Use: Fitness

Zone: LB

Description: Replace existing sign

Authorized Agent/ Architect/ Sign Co:

Status: NEW

**DECISION STATUS:** e-Return, APPROVED AS NOTED

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

- Freestanding sign to align to align with Walgreen's sign from left to right.
- Make sign smaller to fit.
- Reduce size in front.
- Open space between letters.

7. 0 Strickland Road

EA 09-091

**Mianus Dockmaster's Building**

Type: Exterior Alteration

Proposed Use: Municipal

Previous Use: Municipal

Zone: WB

Description: Renovations of existing dock building.

Authorized Agent/ Architect/ Sign Co: Town of Greenwich

Status: NEW

**DECISION STATUS: e-Return, APPROVED AS NOTED**

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

- All windows to have muntons.
- Exterior mullion on bottom half of windows.
- Increase the size of the columns they are too thin.
- The garage shall have a two-panel raised panel door
- Lower front office window.
- 18" min. overhang around entire building.
- All trim to be dark green including windows and garage doors.
- roof should be a drop hip style with a vent.
- Resubmit drawings and colors.

8. 35 Mason Street

EA 09-084

**Mason Associates**

Type: Exterior Alteration

Proposed Use: Office

Previous Use: Office

Zone: CGB

Description: generator on roof.

Authorized Agent/ Architect/ Sign Co: Frank Napolitano

Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

- In lieu of screening the unit may be painted gray.
- After installation is complete, ARC will inspect.
- If the colored unit is not sufficiently diminished then screening will be required.

9. 1076 East Putnam Avenue

EA 08-314

**JC Corp**

Type: Exterior Alteration

Proposed Use: first floor retail, second floor office

Previous Use: first floor retail, second floor office

Zone: LBR-2

Description: Changes to handicap parking and landscaping.

Authorized Agent/ Architect/ Sign Co: Jane Hogeman, Esq./Tim Peck

Status: AMENDMENT

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

- Increase the size of Oaks, Magnolia and Yellow wood trees.
- Arborvitae should be larger than 6' tall.
- Add another tree next to the yellowwood.

10. 77 South Water Street  
EA 09-088  
**77 South Water Street**  
Type: Exterior Alteration  
Proposed Use: Light Industrial Office  
Previous Use: Light Industrial Office  
Zone: WB  
Description: Replace existing roll up and door with a new window. Relocate door.  
Authorized Agent/ Architect/ Sign Co: Tim Peck, AIA  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

11. 61 East Putnam Avenue  
EA 09-090  
**First United Methodist Church**  
Type: Exterior Alteration  
Proposed Use: Church  
Previous Use: Church  
Zone: GCB  
Description: Replace existing roof  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW  
Note: No changes to the interior (i.e. from storage to office) or the useable floor area is permitted.

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

12. 1 Fawcett Place  
EA 09-089  
**GFC**  
Type: Exterior Alteration  
Proposed Use: Office/Retail  
Previous Use: Office/Retail  
Zone: GCBR  
Description: Replace mechanicals on existing roof  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

13. 367 Greenwich Avenue  
SA 09-066  
**Relax the Back**  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description: Replace existing sign  
Authorized Agent/ Architect/ Sign Co:  
Status: RETURN

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

14. 191 Mason Street  
SA 09-085  
**JC Morgan Chase and Co.**  
Type: Sign  
Proposed Use: Bank  
Previous Use: Bank  
Zone: CGB  
Description: Sign  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC.

15. 19 East Elm Street  
EA 09-  
**19 East Elm**  
Type: Exterior Alteration  
Proposed Use: retail/office  
Previous Use: retail/office/manufacturing  
Zone: CGBR  
Description:  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: AMENDMENT

**DECISION STATUS: POSTPONED**

16. 644 West Putnam Avenue

EA 09-041

**644 West Putnam Avenue**

Type: Exterior Alteration

Proposed Use: Retail/Office

Previous Use: Undeveloped

Zone: GBO/LB

Description: New mixed use structure

Authorized Agent/ Architect/ Sign Co: Design Development

Status: NEW

Note: Lumen Plan needs to be provided.

**DECISION STATUS:**

**APPROVED AS NOTED, return**

Voting: PP, KD, NM, JPD, DW, TB, RPC, RJC, KD

- Return with working drawings.

Applicant should continue to work on the details (including but not limited to):

- An alternative for Juniper on top of wall is required.
- The planting island near the ATM on the east side of the building should be re-worked.
- Grass that has been proposed along the street should be replaced with Liriope which is a four season plant.
- The garage opening should be made smaller.
- The applicant should re-examine the detail of the large columns going through the roof.
- If they remain inside building then they should keep same angle. However it is recommended that they examine placing them on the outside. If this is the case an different angle may be considered.
- May need some more contrast in some of the details.
- Another color for the edge of roof may be considered.
- Railing should be brought down to the appropriate size.
- Round columns are out of scale.
- Sign (on east side) should go to bay to bay.
- Railings should be more appropriate to the proposed grid.
- Should integrate planters into the design.
- trees should be evaluated by the Town Tree warden.
- Spandrel glass needs to be darker.
- Driveway should be a 12' minimum width.

**NOTE**

Copies of previous meeting agendas and minutes for the Architectural Review Committee are available for review at the Planning and Zoning Department or at [www.greenwichct.org](http://www.greenwichct.org)

**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.