

Start: 7:30
End: 11:00

ARCHITECTURAL REVIEW COMMITTEE

December 5, 2007

FINAL MINUTES

TOWN HALL **CONE ROOM** 7:30 PM

Second Floor, Town Hall
101 Field Point Road, Greenwich, CT

***ARC MEMBERS PRESENT:* Paul Pugliesi, Ken Deck, Tracey Brown, Susan Elia, Rachel Peiffer, Nick Macri, and David Woods.**

***ARC MEMBERS ABSENT:* Joeb Moore, Leslie Klein, John M. Dixon, James P. Doyle, and Frank Lionetti.**

***STAFF MEMBERS PRESENT:* Cindy Tyminski, Planner II.**

DISCUSSION ITEMS

- a) Approval of November 7, 2007 Meeting Minutes

DECISION STATUS: **APPROVED AS NOTED**
Voting: PP, KD, TB, SE, RP, NM, and DW.

SIGNS

- 01) 120 Greenwich Avenue

SA 07-289

Anne Klein

Type: Sign

Proposed Use: Retail

Previous Use: Retail

Zone: CGBR

Description: replace awnings, two with new logos.

Applicant: Norman DiChiara

Authorized Agent/ Architect/ Sign Co: Blair Companies

Status: NEW

DECISION STATUS: **APPROVED AS SUBMITTED**
Voting: PP, KD, TB, SE, RP, NM, and DW.

02) 217 West Putnam Avenue

Infiniti of Greenwich, LLC

Type: Sign

Proposed Use: Automotive

Previous Use: Automotive

Zone: GB

Description: One 22 sq. ft. sign.

Applicant: Eric Gayson

Authorized Agent/ Architect/ Sign Co: Eric Grayson

Status: NEW

- **Letters only to illuminate.**

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, TB, SE, RP, NM, and DW.

03) 3 Pickwick Plaza

SA 07-282

Peoples United Bank

Type: Sign

Proposed Use: Bank

Previous Use: Bank

Zone: CGBR

Description: Two façade signs.

Applicant: Peoples United Bank

Authorized Agent/ Architect/ Sign Co: John Detulio

Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, TB, SE, RP, NM, and DW.

04) 1155 East Putnam Avenue

SA 07-285

Peoples United Bank

Type: Sign

Proposed Use: Bank

Previous Use: Bank

Zone:

Description: One sign

Applicant: Peoples United Bank

Authorized Agent/ Architect/ Sign Co: John Detulio

Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, TB, SE, RP, NM, and DW

05) 146 Sound Beach Avenue

SA 07-284

Peoples United Bank

Type: Sign

Proposed Use: Bank

Previous Use: Bank

Zone: LBR-2

Description: Two signs

Applicant: Peoples United Bank

Authorized Agent/ Architect/ Sign Co: John Detulio

Status: NEW

- **The center of the sign should align with the top of the window frame.**

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, TB, SE, RP, NM, and DW.

EXTERIOR ALTERATIONS

06S) 410 Greenwich Avenue

SA 07-283

Peoples United Bank

Type: Sign

Proposed Use: Bank

Previous Use: Bank

Zone: CGBR

Description: Three signs

Applicant: Peoples United Bank

Authorized Agent/ Architect/ Sign Co: John Detulio (sign).

Status: NEW

- **Return with new signs when new building is approved.**

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, TB, SE, RP, NM, and DW.

06E) 410 Greenwich Avenue

EA 07-294

Peoples United Bank

Type: Sign and Exterior Alteration

Proposed Use: Bank/retail

Previous Use: Bank/retail

Zone: CGBR

Description: Replace entire structure with a new building, HDC.

Applicant: Peoples United Bank

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: NEW

- **Corner entrance should be added. Tower should be brick.**
- **Consider the possibility of making tower taller with a bell-shaped roof.**
- **If slate is used on one part of the roof, the entire roof should be slate.**
- **Resolve parapet at old building.**

DECISION STATUS: RETURN

Voting: PP, KD, TB, SE, RP, NM, and DW.

07) 348 West Putnam Avenue

EA 07-293

Miller Partners

Type: Exterior Alteration

Proposed Use: Automobile Showroom

Previous Use: Automobile Showroom

Zone:

Description: Site Plan submitted.

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: NEW

- **Submit lumen plan.**
- **Submit landscaping plan.**
- **Submit samples of materials.**
- **Engage/integrate the two components of the building.**

DECISION STATUS: RETURN

Voting: PP, KD, TB, SE, RP, NM, and DW.

08) 525 East Putnam Avenue

EA 07-292

Harborview

Type: Exterior Alteration

Proposed Use: Residential

Previous Use: Residential

Zone: R-6

Description: Demolish existing single-family homes, replace with 3 multi-family residential units.

Applicant: Joseph Ross

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: NEW

- **Oval windows should be scaled down. Double hung windows should be used instead oval windows where possible.**
- **Brick course or cap needed between foundation and frame.**

DECISION STATUS: RETURN

Voting: PP, KD, TB, SE, RP, NM, and DW.

09) 710 Steamboat Road

EA 07-290

Indian Harbor Yacht Club

Type: Exterior Alteration

Proposed Use: private club

Previous Use: private club

Zone:

Description: Replace existing HVAC system, balustrades to screen.

Applicant: Mike Avalone

Authorized Agent/ Architect/ Sign Co: Nancy Lovas, Architect

Status: NEW

- **Back elevation (water) needs to be more balanced.**
- **Material for balustrades needs to be indicated.**
- **Front railing (parking lot side) should be 6" higher and denser so it screens more.**

DECISION STATUS: RETURN, SUBMIT ELECTRONICALLY

Voting: PP, KD, TB, SE, RP, NM, and DW.

10) 25 West Elm Street

EA 07-291

Penthouse 65

Type: Exterior Alteration

Proposed Use: Multi-family residential

Previous Use: Multi-family residential

Zone: CGBR

Description: Change living room window to a full view living room window.

Applicant: Janice Schnieder

Authorized Agent/ Architect/ Sign Co: Hobbs Inc.

Status: NEW

POSTPONED UNTIL JANUARY

11) 88 Greenwich Avenue

SA 07-298 EA 07-297

Shabby Chic

Type: Sign and Exterior Alteration

Proposed Use: Retail

Previous Use: Retail

Zone: CGBR

Description: Two façade signs

Applicant: Anderson Architects

Authorized Agent/ Architect/ Sign Co: Anderson Architects

Status: NEW

- **Front door to upstairs should match proposed entrance to store.**
- **Articulate the pilasters and continue in brick down to the first story.**
- **Signboard needs to be lowered and reduced to 4'0 in height.**
- **Letter height should be reduced to 14".**
- **Review by HDC if required.**

DECISION STATUS: RETURN, SUBMIT ELECTRONICALLY

Voting: PP, KD, TB, SE, RP, NM, and DW.

12) 351 Pemberwick Road

EA 07-299

The Hawthorne

Type: Exterior Alteration

Proposed Use: Multi-family

Previous Use: Multi-family

Zone:

Description: Install window

Applicant:

Authorized Agent/ Architect/ Sign Co:

Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, TB, SE, RP, NM, and DW

13) 88 South Water Street

EA 05-013

Greenwich Landing*Type: Exterior Alteration**Proposed Use: Multi-family**Previous Use: Multi-family**Zone:**Description: Amendment to approved materials.**Applicant:**Authorized Agent/ Architect/ Sign Co: Frank Napolitano*

Status: AMENDMENT

Applicant has requested the following amendments to the Landscape Plan dated 11/14/2005 by Wesley Stout Associates and stamped by ARC on 12/30/2005:

1. Stone aprons to garage to be changed to asphalt.
2. Curved railings at the marina and the unit closest to the street to be changed to a wrought iron with a wood handrail.
3. Remove pergolas and replace with wood or steel benches.
4. Bluestone deck to be changed to wood over Marina entrance.
5. Brick Herringbone pattern to be changed to a running bond.

The following conditions are subject to compliance with the stipulated settlement and approval by the Town Planner:

- **The proposed change of materials for the garage aprons is acceptable to the Committee, curbs to be added.**
- **The curved railings for the Marina and street unit should be 42 inch, not 36 inch as presented. There should be a 6 inch band that is not a dense on top of each 36 inch section. Wood to be weather resistant.**
- **The applicant is to return with details of the pergola and benches. This issue needs further review.**
- **Details of the proposed wooden roof deck should be submitted. Details of the drainage system under the deck should be provided and reviewed by the Committee.**
- **The proposed change of brick paving pattern to a running bond is acceptable to the Committee.**

DECISION STATUS:**RETURN**

Voting: PP, KD, TB, SE, RP, NM, and DW.

14S) 140 Greenwich Avenue

SA-07-296

Tiffany & Co.

Type: Sign

Proposed Use: Retail

Previous Use: Retail

Zone: CGBR

Description: One new facade sign and six awnings.

Applicant: Richard Wutch

Authorized Agent/ Architect/ Sign Co :Ted Moudis Associates,

Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED

Voting: PP, KD, TB, SE, RP, NM, and DW

14E) 140 Greenwich Avenue

EA 07-295

Tiffany & Co.

Type: Exterior Alteration

Proposed Use: Retail

Previous Use: Retail

Zone: CGBR

Description: Replace stone entry/steps

Applicant: Richard Wutch

Authorized Agent/ Architect/ Sign Co :Ted Moudis Associates,

Status: NEW

The following conditions are subject to compliance with the BZR and requires approval by the Town Planner and the Traffic Engineer:

- **Flame finish black granite on entry and steps.**

DECISION STATUS:

APPROVED AS NOTED

Voting: PP, KD, TB, SE, RP, NM, and DW.

15) 200 Greenwich Avenue

EA 07-288

200 Greenwich Avenue

Type: Exterior Alteration

Proposed Use: Retail

Previous Use: Retail

Zone: CGBR

Description: Replace cement entry with black granite.

Applicant: Flamur Hoxha

Authorized Agent/ Architect/ Sign Co : Flavio Euroconstruction

Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, TB, SE, RP, NM, DW

16) 119 East Putnam Avenue

SA 07-

Peoples United Bank

Type: Sign

Proposed Use: Bank

Previous Use: Bank

Zone:

Description: Signs

Applicant: Peoples United Bank

Authorized Agent/ Architect/ Sign Co: John Detulio (sign).

Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, TB, SE, RP, NM, DW

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

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.