

ARCHITECTURAL REVIEW COMMITTEE **Start: 7:30**
End: 9:45

March 5, 2008

FINAL MINUTES

TOWN HALL CONE ROOM
Second Floor, Town Hall
101 Field Point Road, Greenwich, CT

***ARC MEMBERS PRESENT:* Paul Pugliesi, Ken Deck, Nick Macri , John M. Dixon, Joeb Moore, Rachel Peiffer Calemmo and David Woods.**

***ARC MEMBERS ABSENT:* Tracey Brown, Leslie Klein, James P. Doyle, and Frank Lionetti.**

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

DISCUSSION ITEMS

- a) Approval of January 02, 2008 and February 13, 2008 Meeting Minutes

DECISION STATUS: APPROVED AS SUBMITTED
Voting: PP, KD, NM, JMD, JM, RPC, DW.

- b) Susan Elia a long-standing member of the Committee, resigned her position effective this meeting.
- c) 17 Spring Street k.n.a.50 Field Point Road; roof mounted units.
Needs to return to Architectural Review with plans to screen the units.

SIGNS and AWNINGS

01) 6 Greenwich Avenue
SA 08-316
Second Time Around
Type: Sign
Proposed Use: Retail - Clothing
Previous Use: Retail - Clothing
Zone: CGBR
Description: new façade sign
Applicant: NE Sign Company
Authorized Agent/ Architect/ Sign Co:

DECISION STATUS: APPROVED AS SUBMITTED
Voting: PP, KD, NM, JMD, JM, RPC, DW.

02) 37 East Elm Street
SA 08-313
Miele by Vinci's
Type: Sign
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: New Awning
Applicant: Joseph Vinci
Authorized Agent/ Architect/ Sign Co:
Note: Need signature by ZEO and owner.

DECISION STATUS: APPROVED AS SUBMITTED
Voting: PP, KD, NM, JMD, JM, RPC, DW.

03) 95 Railroad Avenue
SA 08-312
Thai Basil
Type: Sign
Proposed Use: Restaurant
Previous Use: Restaurant
Zone: CGBR
Description: Façade sign
Applicant: Danny Chan
Authorized Agent/ Architect/ Sign Co:

DECISION STATUS: APPROVED AS NOTED
Voting: PP, KD, NM, JMD, JM, RPC, DW.

- **Black (matte) background with Orange lettering.**
- **Three black goose neck lights will illuminate sign.**

04) 1261 East Putnam Avenue
SA 08-0325
A & P Fresh
Type: Sign
Proposed Use: Retail – Grocery
Previous Use: Retail – Grocery
Zone: LB
Description:
Authorized Agent/ Architect/ Sign Co: Jeremy Wayroff
Status: NEW
DECISION STATUS: APPROVED AS NOTED
Voting: PP, KD, NM, JMD, JM, RPC, DW.

- **Background of sign can not be illuminated.**
- **No green on the pylon sign.**

EXTERIOR ALTERATIONS

05) 180 West Putnam Avenue
SA 08-322
EA 08-323
A & P Fresh
Type: Sign & Exterior Alteration
Proposed Use: Retail – Grocery
Previous Use: Retail – Grocery
Zone:
Description:
Authorized Agent/ Architect/ Sign Co: Thomas Heagney, Esq.
Status: NEW

DECISION STATUS: RETURN
Voting: PP, KD, NM, JMD, JM, RPC, DW.

- **Background of sign can not be illuminated, only letters can be illuminated. Logo can not be illuminated.**
- **Pylon sign is acceptable.**
- **Must rework façade.**

06) 270 Davis Avenue
EA 07-301

270 Davis Avenue

Type: Exterior Alteration

Proposed Use: Multi-family

Previous Use: Multi-family

Zone:

Description: Three-family vinyl-sided house

Applicant:

Authorized Agent/ Architect/ Sign Co: Thomas Heagney, Esq.

Status: NEW

DECISION STATUS: RETURN

Voting: PP, KD, NM, JMD, JM, RPC, DW.

- **Garage door is industrial and must be changed.**
- **Garages can have windows in them.**
- **There should be divided lights in all windows.**
- **Roof pitches are minimal and should be increased.**
- **Consider a different style of roof instead of mansard.**
- **Dormers need to be reworked.**
- **Grading does not work with building.**
- **Provide several cross-sections through the site and building, showing the relationship of the building to the site.**

07) 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:

Description: Replace existing structure that was damaged in fire.

Applicant:

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

Status: NEW

DECISION STATUS: RETURN

Voting: PP, KD, NM, JMD, JM, RPC, DW.

- **Return when site plan application has been moved to Final.**
- **Return with details and finishes.**
- **Consider location of signs on building.**

08) 374 Greenwich Avenue
EA 08-319
Meli-Melo
Type: Sign & Exterior Alteration
Proposed Use: Restaurant
Previous Use: China Pavilion - Restaurant
Zone: CGBR
Description:
Applicant:
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: RETURN

Voting: PP, KD, NM, JMD, JM, RPC, DW.

- **Consider window that slide.**
- **Return with paint chips.**
- **May decide to review paint color on a portion of the building.**

09) 219 Mill Street
EA 08-317
219 Mill Street
Type: Exterior Alteration
Proposed Use: Commercial/Residential
Previous Use: Commercial/Residential
Zone:
Description: Applicant proposed to reside building with vinyl siding.
Applicant: Anthony Socci
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: DID NOT SHOW

- 10) 623 West Putnam Avenue
SA 08-315
Courtesy Mobil
Type: Sign
Proposed Use: Gas Station/Retail Store
Previous Use: Gas Station/ Automotive Repair
Zone:
Description: Replace garage doors with windows. Add a stucco gable.
Applicant: Best Rent Properties
Authorized Agent/ Architect/ Sign Co: Luiz Saiz
Status: NEW

DECISION STATUS: APPROVED AS NOTED, RESUBMIT

Voting: PP, KD, NM, JMD, JM, RPC, DW

- **Use existing rhythm of doors and panels for large and small windows. So that the large windows and the small windows are the same width.**
- **Remove stucco gable over entry door.**

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.