

**ARCHITECTURAL REVIEW COMMITTEE** Start: 7:30  
End: 10:15

April 2, 2008

**FINAL MINUTES**

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

**ARC MEMBERS PRESENT:** Paul Pugliesi, Ken Deck, Tracey Brown,  
John M. Dixon (until 9:00), Joeb Moore, Rachel Peiffer  
Calemno and David Woods.

**ARC MEMBERS ABSENT:** Leslie Klein, James P. Doyle and Nick Macri

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

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**DISCUSSION ITEMS**

a) Approval of March 5, 2008 Meeting Minutes

**DECISION STATUS:**                      **APPROVED AS NOTED**

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

b) YMCA: Historic Report

c) Next meeting will be May 7, 2008 in the **CONE ROOM** at 7:30 pm.

d) Acceptance of resignations of Susan Elia and Frank Lionetti.  
Discussions of new potential members.

**SIGNS and AWNINGS**

01) 28 West Putnam Avenue

SA 08- 338

**Myrna's Mediteraneo Bistro**

Type: Awning

Proposed Use: Restaurant

Previous Use: Restaurant

Zone: CGBR

Description: Replace existing awning.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- **No menu items, website or phone number on awning.**
- **One awning skirt with "Myrna's", the other with "Mediteraneo Bistro".**
- **All letters on the awning shall be 6" high**

02) 2 Lewis Court

SA 08-327

**Frederick Fekkai**

Type: Sign

Proposed Use:

Previous Use: Retail – Cherry Blossoms

Zone: CGBR

Description:

Applicant:

Authorized Agent/ Architect/ Sign Co: Robert Yates

Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

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

03) 25 Glenville Road  
SA 08-332  
**Brighton Cleaners**  
Type: Awning  
Proposed Use: Cleaners  
Previous Use: Retail – Beyond Bread  
Zone: GB  
Description:  
Applicant:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

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

Note: Will change other awning to be similar to this awning as it becomes necessary to replace the other awning.

04) 19 West Putnam Avenue  
SA 08-331  
**Chase Bank**  
Type: Sign  
Proposed Use: bank  
Previous Use: bank  
Zone: CGBR  
Description: new sign  
Applicant:  
Authorized Agent/ Architect/ Sign Co:

**DECISION STATUS: APPROVED AS NOTED**

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

- **Logo on sign #2 shall be limited to 18” in height.**
- **Along the street side, the center awning shall be brown; matching the nickel sign that is proposed for the rear of the bank. This awning may have white lettering and a blue logo on the skirt only.**
- **Along the street side, the two awnings flanking the front door shall be the same brown limited to a blue logo only on the skirt or the triangular end piece, not both.**
- **At the rear of the store, the awning may have a blue logo on the skirt as well as the triangular end piece.**

**EXTERIOR ALTERATIONS**

05) 120 East Putnam Avenue  
SA 08-320  
EA 08-321

**CVS**

Type: Signs & Exterior Alteration

Proposed Use: Retail – Pharmacy

Previous Use: Retail – Grocery

Zone: LBR-2

Description: Four Façade signs and “opening up” of previously blocked windows.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- **Sign along rear of the store shall not be internally illuminated, and shall be limited to 14” in height.**
- **Two façade signs are approved as submitted, the applicant may choose which two locations they believe are appropriate.**
- **Lights to be turned off when store is not open.**
- **Windows shall be illuminated by general lighting only.**
- **Signs in “opened” windows shall be hung vinyl panels that do not exceed 3’ x3’ area. Letters on these signs shall be no greater than 12” in height.**

06) 381 North Street  
EA 07- 202

**Animal Shelter & Field Maintenance Building**

Type: Exterior Alteration

Proposed Use: Animal Shelter and Field Maintenance Building

Previous Use:

Zone: RA-1

Description: Return for final finishes

Applicant: Town of Greenwich

Authorized Agent/ Architect/ Sign Co: Al Monelli

Status: CONT

**DECISION STATUS: APPROVED AS NOTED**

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

- **Use red split brick, half way up.**
- **Metal siding to be hunter green on both buildings. Doors to be same green.**

- 07) One West Putnam Avenue  
**First Presbyterian Church**  
EA 07-251  
Type: exterior alteration  
Zone: CGBR, CGB, 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

**DECISION STATUS: POSTPONED**

- 08) 120 Perkins Road  
EA 08-330  
**Burning Tree Country Club**  
Type: Tennis Court Lights  
Proposed Use: Private Club  
Previous Use: Private Club  
Zone: RA-2  
Description:  
Applicant:  
Authorized Agent/ Architect/ Sign Co: Christopher Bristol  
Status: NEW

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

- 09) 151 Greenwich Avenue  
SA 08-335  
EA 08-334  
**Lululemon Athletica**  
Type: Sign & Exterior Alteration  
Proposed Use: Retail  
Previous Use: Retail – Talbot’s Petite  
Zone: CGBR  
Description: Storefront renovation, New signs.  
Applicant:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- **Logo over door shall not exceed 18”.**
- **If applicant would like to have lettering on either side of logo, submit drawings electronically.**
- **Submit final color selection as paint chips, not computer printout.**

- 10) 31 Arch Street  
EA 08-328  
**SCI Connecticut Funeral Services**  
Type: Sign & Exterior Alteration  
Proposed Use: Funeral Home  
Previous Use: Funeral Home  
Zone: CGBR  
Description:  
Applicant:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: POSTPONED**

- 11) 1114 East Putnam Avenue  
EA 08-336  
**1114 East Putnam Avenue**  
Type: Exterior Alteration  
Proposed Use: Hotel  
Previous Use: Hotel – Howard Johnson’s  
Zone:  
Description: Renovation of Hotel facade  
Applicant:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- **Use a dark gray stucco behind the green wall system.**

- 12) 17 Spring Street  
EA 08-337  
**17 Spring Street**  
Type: Exterior Alteration  
Proposed Use: medical office

Previous Use: medical office  
 Zone: GB  
 Description: Provide screening for roof mounted mechanicals  
 Applicant:  
 Authorized Agent/ Architect/ Sign Co:  
 Status: AMENDMENT

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, TB, JM, RPC, DW.

- **Balustrade shall be limited to 42" – 45" in height.**

- 13) 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: Replace existing structure that was damaged in fire.  
 Applicant:  
 Authorized Agent/ Architect/ Sign Co: Jane Hogeman, Esq.  
 Status: CONT

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, TB, JM, RPC, DW.

- 14) 268 Sound Beach Avenue  
 EA 07-275  
**268 Sound Beach Avenue**  
 Type: Exterior Alteration  
 Proposed Use: Storage: Hardware store  
 Previous Use: Hardware Store  
 Zone: LBR-2  
 Description: Site Plan submitted. Accessory building for storage.  
*Authorized Agent/ Architect/ Sign Co: Tim Peck*  
 Status: CONT

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, TB, JM, RPC, DW.

- 15) 160 West Putnam Avenue  
 SA 08-322  
 EA 08-323  
**A & P Fresh**

Type: Sign & Exterior Alteration

Proposed Use: Retail – Grocery

Previous Use: Retail – Grocery-Food Emporium

Zone:

Description:

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

Status: CONT.

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, TB, JM, RPC, DW.

- **Proposal #1 with the second, corner gable was rejected.**
- **Proposal #2 was accepted as noted below.**
- **Change gutter rail to the same color as standing seam.**
- **Continue landscaping across the West Putnam Avenue façade of the store.**
- **Landscaping plan shall indicate that screening will be provided for the proposed generator.**
- **Two additional mechanical units on roof shall be located towards the center of the building.**

16) 374 Greenwich Avenue

EA 08-319

**Meli-Melo**

Type: Exterior Alteration

Proposed Use: Restaurant

Previous Use: China Pavilion - Restaurant

Zone: CGBR

Description: Review Windows and Paint Color

Applicant:

Authorized Agent/ Architect/ Sign Co:

Status: CONT

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, TB, JM, RPC, DW.

- 17) 1700 East Putnam Avenue  
EA 08-333  
**Greenwich Center Limited Partners**  
Type: Exterior Alteration  
Proposed Use: commercial  
Previous Use: commercial  
Zone:  
Description: Installation of a door on existing commercial building  
Applicant: Greenwich Limited Partners  
Authorized Agent/Architect/Sign Co.:  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting: PP, KD, TB, JM, RPC, DW.

- 18) **219 Mill Street - ADDED**  
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 (3/2008 & 4/2008)**

Note: This applicant was added to the agenda after it was posted per their request as they missed the 3/5/2008 meeting. This agenda was reposted to include their proposal and they failed to attend.

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**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.