

**ARCHITECTURAL REVIEW COMMITTEE** Start: 7:30  
End: 11:15

May 7, 2008

**FINAL MINUTES**

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

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**ARC MEMBERS PRESENT:** Paul Pugliesi, Tracey Brown, Nick Macri,  
John M. Dixon, Rachel Peiffer Calemno and David  
Woods.

**ARC MEMBERS ABSENT:** Leslie Klein, James P. Doyle, Joeb Moore and  
Ken Deck.

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

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**DISCUSSION ITEMS**

- a) Approval of April 2, 2008 Meeting Minutes

**DECISION STATUS:                      WILL REVIEW AT NEXT MEETING**

**SIGNS and AWNINGS**

- 01) 1380 East Putnam Avenue  
SA 08-343  
**Gemm Learning**  
Type: sign  
Proposed Use: educational center  
Previous Use: educational center  
Zone: LB  
Description: Install façade sign for new use  
Authorized Agent/ Architect/ Sign Co: Signs Ink  
Status: NEW

**DECISION STATUS:                      APPROVED AS SUBMITTED**

Voting: PP, NM, TB, JMD, RPC, DW.

02) 375 Greenwich Avenue  
SA 08-345  
**Village Bagel**  
Type: Sign  
Proposed Use:  
Previous Use: Retail: Deli  
Zone: CGBR  
Description: Façade signs and decals  
Authorized Agent/ Architect/ Sign Co: Granata Signs  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, NM, TB, JMD, RPC, DW.

- **In compliance with the Town of Greenwich BZR (6-164), window decals shall not be over 9” in height and shall not exceed 15% window coverage.**

03) 289 Greenwich Avenue  
SA 08-346  
**Tumi**  
Type: Sign and awning  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description: Change existing sign to a internally illuminated soffit  
Authorized Agent/ Architect/ Sign Co: Tricarico Architecture  
Status: NEW

**DECISION STATUS: RETURN**

Voting: PP, NM, TB, JMD, RPC, DW.

- **Referred to HDC for review.**

- 04) 19 East Elm Street  
SA 08-350  
**Linda Ruderman Interiors**  
Type: Sign and awnings  
Proposed Use: Office  
Previous Use:  
Zone: CGBR  
Description: New sign and Awnings  
Applicant:  
Authorized Agent/ Architect/ Sign Co:

**DECISION STATUS: RETURN**

Voting: PP, NM, TB, JMD, RPC, DW.

- **Awnings over second story windows are not approved.**
- **There is redundancy in the number of logos and signs.**
- **A directory type sign near the front door is recommended.**

- 05) 396 Greenwich Avenue  
SA 08-344  
**Classic Barber**  
Type: Sign  
Proposed Use: Barber Shop  
Previous Use:  
Zone: CGBR  
Description: New sign  
Applicant:  
Authorized Agent/ Architect/ Sign Co: Northeast Graphic Corporation  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, NM, TB, JMD, RPC, DW.

### **EXTERIOR ALTERATIONS**

- 06) 255 Greenwich Avenue  
EA 08-350  
**(2<sup>nd</sup> floor of Tory Burch Building)**  
Type: Exterior Alteration  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description: Replacement of two-second story windows.  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, NM, TB, JMD, RPC, DW.

- 07) 85 Railroad Avenue  
EA 08-342  
**85 Railroad Avenue**  
Type: Exterior Alteration  
Proposed Use: Retail  
Previous Use: Retail- Harrington Hams/ and Office  
Zone: CGB  
Description: Replace storefront window, cornice and second floor windows.  
Includes Canvas awnings. Mechanical equipment on rooftop to change.  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, NM, TB, JMD, RPC, DW.

- **Referred to HDC for review.**

- 08) 267 Greenwich Avenue  
EA 08-  
**Knapp**  
Type: Exterior Alteration  
Proposed Use:  
Previous Use:  
Zone: CGBR  
Description: Replacement of a door and window on the rear façade.  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: NEW

**DECISION STATUS: RETURN**

Voting: PP, NM, TB, JMD, RPC, DW.

- **Referred to HDC for review.**

- 09) 100 West Putnam Avenue  
**Antares**  
*Type: Exterior Alteration*  
*Proposed Use: Office*  
*Previous Use: UST*  
Zone: GBO, CGB  
*Description: Change of Materials*  
*Authorized Agent/ Architect/ Sign Co: Eric Rains*  
Status: Amendment

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, NM, TB, JMD, RPC, DW.

- 10) 55 Holly Hill Lane  
EA 08-342  
**Ambulatory Surgery Center**  
Type: Exterior Alteration  
Proposed Use: Medical office  
Previous Use: General office  
Zone:  
Description: Replace mechanical units on roof with mechanical penthouses.  
Landscaping, screening.  
Authorized Agent/ Architect/ Sign Co: Steven Russo  
Status: NEW

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

- 11) 121 Greenwich Avenue  
EA 08-342  
SA 08-341  
**Manfredi Jewlery**  
Type: Exterior Alteration, retractable awning and sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description: Renovation of storefront, including new sign and awning.  
Authorized Agent/ Architect/ Sign Co: Ronald Gushue  
Status: NEW

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

- 12) 154 Prospect Street  
**154 Prospect Street**  
EA 08-347  
Type: Exterior Alteration  
Zone:  
Proposed Use: Commercial/Residential  
Previous Use: Comercial/Retail – Gateway Auto  
Site Plan:  
Description: Alter exterior façade with EIFS wall system  
Authorized Agent/ Architect/ Sign Co: Louis Contadino  
Status: NEW - *May be postponed pending decision on site plan review.*

**DECISION STATUS: APPROVED AS NOTED**  
Voting: PP, NM, TB, JMD, RPC, DW.

- **Drop Cornice down on gambrel eave, so that rake is not broken.**
- **Approved electronically: 5/12/2008.**

- 13) 199 Hamilton Avenue  
**Greenwich Hospital Thrift Shop**  
 EA 08-349  
 Type: Exterior Alteration  
 Zone:  
 Proposed Use: retail-mixed goods  
 Previous Use: retail-automotive  
 Description: Alter exterior façade  
 Authorized Agent/ Architect/ Sign Co: Jim Sackett  
 Status: NEW - *May be postponed pending decision on site plan review.*

**DECISION STATUS:** **RETURN**

Voting: PP, NM, TB, JMD, RPC, DW.

- **Need a landscape plan.**
- **Recommend the installation of street trees.**
- **No outdoor display of goods.**
- **Re-evaluate the removal of the planting strip.**

- 14) 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 - *May be postponed pending receipt of State permit*

**DECISION STATUS:** **RETURN**

Voting: NM, TB, JMD, RPC, DW.

Recused: PP

- Screening of the transformer with Ilex meserve, blue hollies is acceptable.
- Covering the steel flues with materials similar to existing metals on the building is acceptable.
- The ARC supports the requirement for privacy screening, whether by planting or fence. The plan that was previously approved included adequate screening but, since subsequent physical changes make it impossible to execute it as approved, the ARC needs to review a revised screening plan.
- A Rip Rap wall bordering the residential neighbor's property is unacceptable.

- A new retaining wall of some type, replacing the demolished wall must be provided to deal with the difference in grade.
- The applicant may not deviate in any respect from the approved plan without ARC review of the revision.
- The applicant shall return to the Committee with designs for the conditions indicated above.

15) 177 Railroad Avenue

EA 08-352

**Woodland Ledges Condominiums**

Type: Exterior Alteration

Proposed Use: multi-family residential

Previous Use: multi-family residential

Zone:

Description: Change shingle color from natural to off-white stained.

Authorized Agent/ Architect/ Sign Co: RS Granoff

Status: AMENDMENT

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, NM, TB, JMD, RPC, DW.

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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.