

ARCHITECTURAL REVIEW COMMITTEE 7:30 – 11:45 PM

June 4, 2008

**Final Minutes**

**TOWN HALL MEETING ROOM**

First Floor, Town Hall

101 Field Point Road, Greenwich, CT

---

*The action agenda & draft minutes has not been approved by  
the Architectural Review Committee*

---

**ARC MEMBERS PRESENT:** Paul Pugliesi, Ken Deck, Nick Macri,  
John M. Dixon, Joeb Moore, Rachel Peiffer Calemno,  
James P. Doyle Tracey Brown and David Woods.

**ARC MEMBERS ABSENT:** Leslie Klein.

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

**ALSO PRESENT:** Rhonda Cone

---

**DISCUSSION ITEMS**

- a) Approval of May 7, 2008 Meeting Minutes

**DECISION STATUS:** APPROVED AS NOTED

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

- b) Approval of April 2, 2008 Meeting Minutes

**DECISION STATUS:** APPROVED AS NOTED

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

- c) Approval of March 5, 2008 Meeting Minutes

**DECISION STATUS:** APPROVED AS NOTED

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

|

**SIGNS and AWNINGS**

01) 1 Byram Road  
SA 08-360  
**Thomas Lyon House**  
Type: sign  
Proposed Use: historic/educational  
Previous Use: historic/educational  
Zone: R-6  
Description: Install freestanding sign  
Authorized Agent/ Architect/ Sign Co: Jo Convery  
Status: NEW

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

02) 444 East Putnam Avenue  
SA 08-  
**Bank of Greenwich**  
Type: Sign  
Proposed Use: bank  
Previous Use: bank  
Zone: LBR-2  
Description:  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: NEW

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

03) 145-149 Greenwich Avenue  
SA 08-359  
**Tazi and Company**  
Type: awning  
Proposed Use: Retail  
Previous Use: Residential  
Zone: CGBR  
Description:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED, RETURN (email)**  
Voting: PP, KD, NM, JMD, JM, RPC, JPD, TB, DW.

|

- 04) 145-149 Greenwich Avenue  
SA 08-354  
**Toyota of Greenwich**  
Type:  
Proposed Use: Automotive  
Previous Use: Automotive  
Zone: CGBR  
Description:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DID NOT SHOW**

**EXTERIOR ALTERATIONS**

- 05) 348 West Putnam Avenue  
EA 07-293  
**Miller Partners**  
*Type: Exterior Alteration*  
*Proposed Use: Automobile Showroom*  
*Previous Use: Automobile Showroom*  
*Zone: GB*  
*Description: Site Plan submitted.*  
*Authorized Agent/ Architect/ Sign Co: Rudy Ridberg*  
Status: RETURN

**POSTPONED**

- 06) 581 West Putnam Avenue  
EA 08-358  
**581 West Putnam Avenue**  
Type: Exterior Alteration  
Proposed Use: Office  
Previous Use: Office/Restuarant  
Zone: GBO  
Description: Demolish existing structure and replace with new structure.  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: NEW

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

|

07) 401 Church Road  
EA 08-357

**Greenwich Country Day School**

Type: Exterior Alteration  
Proposed Use: Educational  
Previous Use: Educational  
Zone:  
Description:  
Authorized Agent/ Architect/ Sign Co: Jan Taylor  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED, RETURN (email)**  
Voting: PP, KD, NM, JMD, JM, RPC, JPD, TB, DW.

- Change details to articulate horizontal division of two-story links.
- Examine the detailing and the scale of the towers.
- Upscale the size of the shade trees planted to 3 1/2” – 4” caliper.
- Substitute spreading yew for creeping juniper.

08) 407 East Putnam Avenue  
EA 08-361 SA 08-356

**Minuteman Cleaners**

Type: Exterior Alteration and sign  
Proposed Use: Retail  
Previous Use: Retail: Cleaners, Hobby shop, Credit union,  
Zone: LB  
Description: Remove paint from brink, new windows and doors. New fascia and awnings.  
Authorized Agent/ Architect/ Sign Co: Chimblo Real Estate  
Status: NEW

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

- Either use Modern vocabulary and work with the cornice and simple lines or use a Traditional one and use a classical cornice with headers and lentils.
- Glass in front openings should go all the way to the ground.
- Consider position of lighting.
- Need a sample of awning color.

|

- 09) 5 River Road  
EA 08-335  
**Sanko Kisen**  
*Type: Exterior Alteration*  
*Proposed Use: Office*  
*Previous Use: Office,*  
*Zone: WB*  
*Description: Add entry way, repaving, new windows.*  
*Authorized Agent/ Architect/ Sign Co: Butler, Rogers, Bassett*  
*Status: NEW*

**ECISION STATUS: RETURN**  
Voting: PP, KD, NM, JMD, JM, RPC, JPD, TB, DW.

- Entrance should be reworked to related to the existing features of the building.

- 10) Western Junior Highway  
EA 08-362  
**Western Junior High School - Trailers**  
*Type: Exterior Alteration*  
*Proposed Use: Educational*  
*Previous Use: Educational*  
*Zone:*  
*Description: Replace siding on existing trailers.*  
*Authorized Agent/ Architect/ Sign Co: Town of Greenwich*  
*Status: NEW*

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

- 11) 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: APPROVED AS NOTED**  
Voting: PP, KD, NM, JMD, JM, RPC, JPD, TB, DW.

- Use hardi-plank siding.

---

**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.