

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, November 5, 2008

FINAL AGENDA

The Town Hall Meeting Room

at

7:30 PM

Greenwich Town Hall, 101 Field Point Road,
Greenwich, CT 06830

DISCUSSION ITEMS

- a) Approval of September 5, 2008 and October 1, 2008 Meeting Minutes

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

- b) Review of 2009 Schedule

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

SIGNS AND AWNINGS

1. 535 East Putnam Avenue

Alaya Wellness Center

SA 08-414

Type: Sign

Proposed Use: Personal Service

Previous Use: Automotive electronics installation

Zone: LB

Description: Change colors and dimensions of previously approved sign

Authorized Agent/ Architect/ Sign Co:

Status: AMENDMENT-

(from 10/1/2008) APPROVED AS NOTED

- **Switch the sign around so that the background is black and the letters are white.**
- **Hang the sign down, with a chain, instead of mounting to the building.**

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

2. 107 Greenwich Avenue
Janie and Jack
SA 08-422
Type: Sign and awning
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: façade sign, awning, in-ground sign.
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

3. 213 West Putnam Avenue
Supreme Collision Centre
SA 08-421
Type: Sign and awnings
Proposed Use: Automotive
Previous Use: Automotive
Zone: GB
Description: signs and awnings
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

4. 16 Greenwich Avenue
Greenwich Psychic
SA 08-429
Type: Sign and Awning
Proposed Use: Personal Service (2nd floor use)
Previous Use: Personal Service
Zone: CGBR
Description: façade sign and awning
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

5. 33 Lewis Street

Toscana

SA 08-425

Type: Sign and Exterior Alteration

Proposed Use: Restaurant

Previous Use: Restaurant

Zone: CGBR

Description: façade sign and screening of mechanicals

Authorized Agent/ Architect/ Sign Co:

Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED

EXTERIOR ALTERATIONS

6. 137 Mason Street

EA 08-

137 Mason Street

Type: Exterior Alteration

Proposed Use: Multit-family

Previous Use: Multi-family

Zone: CGB

Description: Condenser with screening complex.

Authorized Agent/ Architect/ Sign Co: Tom Heagney

Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED

7. 100 Maher Avenue
EA 08-364
Brunswick School
Type: Exterior Alteration
Proposed Use: Educational
Previous Use: Educational
Zone: R-20
Description: Examine proposed changes to Landscaping
Authorized Agent/ Architect/ Sign Co: Ted O'Hanlan and Anne Dayton, Robinson
+ Cole and Johanna Dickson, SOM.
Status: AMENDMENT
(from 10/1/2008 meeting) APPROVED AS NOTED, RETURN
- **Screening parapet shall be “Tara” brick arranged in Option “A” pattern.**
 - **Shift and create an intentional delineation to the screening parapet.**
 - **Add more trees along back property line.**
 - **Consider making the hedge along the playing field higher.**
 - **Emergency lights as required by the Fire Marshall should be balustrade.**

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

8. 50 East Putnam Avenue
EA 07-271
The Greenwich YMCA
Type: Exterior Alteration
Proposed Use: Recreation
Previous Use: Recreation
Zone: CGBR-HO
Description: Add a playground
Applicant:
Authorized Agent/ Architect/ Sign Co: Pecora Brothers
Status: AMENDMENT

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

9. 252 Greenwich Avenue
EA 08-430 SA 08-431
Cole Haan
Type: Exterior Alteration and sign
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Authorized Agent/ Architect/ Sign Co: Frank Napolitano
Status: NEW

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

10. 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: Design change and screening for roof top mechanicals
Applicant:
Authorized Agent/ Architect/ Sign Co: Christopher Bristol
Status: AMENDMENT
(from 4/2/2008 meeting) APPROVED AS NOTED

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

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

11. 77 Lafayette Place
EA 08-426
Cohen Center (Greenwich Hospital)
Type: Exterior Alteration
Proposed Use: Medical
Previous Use: Hotel – Medical
Zone: H-2
Description: Addition for a Linear Accelerator
Applicant:
Authorized Agent/ Architect/ Sign Co: Bruce Cohen
Status: NEW

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

12. 19 East Elm Street

EA 08-375

Elm Place

Type: Exterior Alteration

Proposed Use: Retail/Office

Previous Use: Retail/Office

Zone: CGBR

Description: Amendment to landscaping

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: AMENDMENT

(from 8/6/2008 meeting).APPROVED AS NOTED.

- **Four pilasters at entrance should be same width, with same size panels.**
- **There shall be one box in each panel of pilasters.**

DECISION STATUS:

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED

13. 777 West Putnam Avenue

EA 08-

Gateway Office

Type: Exterior Alteration

Proposed Use: Office

Previous Use: Office

Zone: GBO

Description:

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: RETURN

(from 8/6/2008 meeting).

- **Conceptual review of proposed project, these are the initial recommendations:**
- **Remove two skylights at the beginning of the existing entrance canopy.**
- **Remove existing over grown landscaping.**
- **Pull bollards back more.**
- **Study angle of canopy.**
- **Wrap each canopy at each end to match canopy.**

DECISION STATUS:

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURN

DENIED

14. 10 DeKraft Road
 EA 08-424
Aquarion Water Company
 Type: Exterior Alteration
 Proposed Use: Water supply
 Previous Use: Water Supply
 Zone: CGB
 Description: Roof Top mechanicals
 Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
 Status: **NEW**

DECISION STATUS:
 APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

15. 67 Holly Hill Lane
 EA 08-397
 Type: Exterior Alteration
 Proposed Use: office
 Previous Use: office
 Zone: GBO
 Description: Landscaping and Parking
 Authorized Agent/ Architect/ Sign Co: D'Andrea
 Status: **RETURN**

(from 8/6/2008 meeting)

- **Planting plan needs to be re-worked.**
- **Parking area is acceptable.**
- **Submit photographs of the building.**

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

16. 59 Mason Street
 SA 08-387 EA 08-396
First County Bank
 Type: Exterior Alteration and sign
 Proposed Use: Bank
 Previous Use: Bank
 Zone: CGB
 Description: Light fixtures, paint cement roof
 Authorized Agent/ Architect/ Sign Co:
 Status: **AMENDMENT**

(from 8/6/2008 meeting) APPROVED AS NOTED

- **Scale down sign to 6" letters, logo to be scaled down proportionately.**
- **Submit a new light fixture design.**

DECISION STATUS:
 APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

17. 36 Ritch Avenue
EA 08-08-427 SA 08-426
36 Ritch Avenue
Type: Exterior Alteration and Sign
Proposed Use:
Previous Use:
Zone: CGBR
Description:
Authorized Agent/ Architect/ Sign Co: Frank Napolitano
Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

18. 199 Hamilton Avenue
Greenwich Hospital Thrift Shop
EA 08-349
Type: Exterior Alteration
Zone: LB
Proposed Use: retail-mixed goods
Previous Use: retail-automotive
Description: Alter exterior façade, request amendment of approved architectural
Authorized Agent/ Architect/ Sign Co: Jim Sackett
Status: AMENDMENT
(from 7/9/2008 meeting) APPROVED AS NOTED
- **Replace Birch with Stewartia.**
 - **Replace Juniperus 'Blue Star' with Ilex crenata.**
 - **Provide samples of Fence.**
 - **Fence should be between 4'0 and 5'0 in height.**
 - **Relocate Cornus kousa and put in two new street trees, as approved by Tree Warden.**

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

19. 19 West Elm
EA 08-428
Smallbone
Type: Exterior Alteration
Proposed Use: Retail
Previous Use: Retail
Zone: CGB
Description: Landscaping
Authorized Agent/ Architect/ Sign Co: James Doyle
Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

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.