

ARCHITECTURAL REVIEW COMMITTEE 7:30 PM – 1:05 PM

October 1, 2008

**Final Minutes**

**TOWN HALL MEETING ROOM**

First Floor, Town Hall  
101 Field Point Road, Greenwich, CT

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**ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, Nick Macri, John M. Dixon,  
James P. Doyle, Rachel P. Calemno, David Woods,  
Tracey Brown and Rhonda Cohen.**

**ARC MEMBERS ABSENT: Leslie Klein, Joeb Moore,**

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

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**DISCUSSION ITEMS**

- a) Approval of September 5, 2008 Meeting Minutes

**DECISION STATUS: NOT REVIEWED.**

**SIGNS AND AWNINGS**

1. 73 Greenwich Avenue

**Out of the Box**

SA 08-420

EA 08-419

Type: Sign and Exterior Alteration

Proposed Use: Retail

Previous Use: Retail, Rags

Zone: CGBR

Description: façade sign and changes to first facade

Authorized Agent/ Architect/ Sign Co: Jill Dupont

Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- Consider having the logo go out of frame so that it is “out of the box”.
- Consider the relationship of the trim to the sign.

2. 235 Greenwich Avenue  
**TD Bank**  
SA 08-401  
Type: Sign  
Proposed Use: Bank  
Previous Use: Restaurant  
Zone: CGBR  
Description: façade signs  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- Face can not be illuminated, letters only.
- Drawings that are 11 x17 in size should be submitted.

3. 397 East Putnam Avenue  
**SDSS of Greenwich, Inc.**  
SA 08-409  
Type: Sign  
Proposed Use: Retail  
Previous Use: School  
Zone: LB  
Description:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- Face of sign can not be illuminated.
- Provide larger (11" x17") plans.

4. 17-19 East Putnam Avenue  
**Innovation Luggage**  
SA 08-410  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description: 2 façade signs  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- Note: Committee did not recommend the duplication of the façade signs along Putnam Avenue, however, signs in front are pre-existing.

5. 100 Bruce Park Avenue  
**BonTon Fish Market**  
SA 08-413  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: LBR-2  
Description: façade sign  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- No sign at rear.
- Awning over common entry only with "100".

6. 535 East Putnam Avenue  
**Alaya Wellness Center**  
SA 08-414  
Type: Sign  
Proposed Use: Personal Service  
Previous Use:  
Zone: LB  
Description: façade sign  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- 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.

7. 1380 East Putnam Avenue  
**1380 East Putnam Avenue**  
SA 08-405  
Type: Sign  
Proposed Use: Mixed Uses  
Previous Use: Mixed Uses  
Zone: LB  
Description: 1 freestanding sign, landscaping, variance received.  
Authorized Agent/ Architect/ Sign Co: Frank Napolitano  
Status: RETURN

**DECISION STATUS: APPROVED AS NOTED, RETURN**

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

- Canter sign to follow the curve of the road.
- Applicant should return with exact sign content.

8. 444 East Putnam Avenue  
SA 08-373  
**Bank of Greenwich**  
Type: Sign  
Proposed Use: Bank  
Previous Use:  
Zone: LBR-2  
Description: One pylon sign  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: NEW

**DECISION STATUS: POSTPONED**

9. 1 Pickwick Plaza  
SA 08-398  
**Morgan Stanley**  
Type: Sign  
Proposed Use: Office  
Previous Use:  
Zone:  
Description: I façade sign,  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

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

10. 215 Mill Street  
SA 08-416  
**Stateline Stationery**  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: LBR  
Description: Façade Sign  
Authorized Agent/ Architect/ Sign Co: Sign Design and JC Awning  
Status: NEW

**DECISION STATUS: DENIED**

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

- Remove violations
- Do not use plastic material.
- Check the spelling of “Stationery”.
- No list of goods and services on sign.
- Place the name on the skirt.

11. 350 Greenwich Avenue  
SA 08-384  
**Wishlist**  
Type: Sign  
Proposed Use: Retail  
Previous Use:  
Zone:  
Description: 1 façade sign  
Authorized Agent/ Architect/ Sign Co:  
Status: RETURN

**DECISION STATUS: APPROVED AS SUBMITTED**

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

### **EXTERIOR ALTERATIONS**

12. 15 Neil Lane  
EA 08-375  
**15 Neil Lane**  
Type: Exterior Alteration  
Proposed Use: Residential/Office  
Previous Use: Residential/Office  
Zone:  
Description: Renovate existing structure  
Authorized Agent/ Architect/ Sign Co: Frank Napolitano  
Status: RETURN

**DECISION STATUS: APPROVED AS NOTED**

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

- Realign the front windows.
- Eliminate the small windows.

13. 35 Church Street  
EA 07-302

**Luca's Steakhouse**

Type: Exterior Alteration

Proposed Use: Restaurant

Previous Use: Restaurant

Zone: CGBR

Description:

Authorized Agent/ Architect/ Sign Co: Tom Heagney

Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

- Note: The Committee stated that it was not in their discretion to review sound proofing, engineering reports, the operability of windows and door and what goes on inside the windows.

- Replace Hemerocallis with Lirope.
- Use a fritted glass on the cupola.
- Make proposed roof-top acoustical screening white.

14. 100 Maher Avenue  
EA 08-364

**Brunswick School**

Type: Exterior Alteration

Proposed Use: Educational

Previous Use: Educational

Zone: R-20

Description: Screening roof-top mechanicals, Landscaping Plan

Authorized Agent/ Architect/ Sign Co: Ted O'Hanlan and Anne Dayton, Robinson + Cole and Johanna Dickson, SOM.

Status: AMENDMENT/RETURN

**DECISION STATUS: APPROVED AS NOTED, RETURN**

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

- 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.

15. 581 West Putnam Avenue  
EA 08-358  
**581 West Putnam Avenue**  
Type: Exterior Alteration  
Proposed Use: Office  
Previous Use: Office/Restaurant  
Zone: GBO  
Description: Demolish existing structure and replace with new structure.  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED, RETURN**

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

- Conceptually approved. Need to return with working drawings.

16. 19 East Elm Street  
EA 08-375  
**Elm Place**  
Type: Exterior Alteration  
Proposed Use: Retail/Office  
Previous Use: Retail/Office  
Zone: CGBR  
Description: Renovate existing structure, including entrance on parking lot  
façade.  
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg  
Status: RETURN

**DECISION STATUS: POSTPONED**

17. 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: NEW

**DECISION STATUS: POSTPONED**

18. 68 Patterson Avenue  
EA 08-405  
**Greenwich Academy**  
Type: Exterior Alteration  
Proposed Use: Educational/Residential  
Previous Use: Educational/Residential  
Zone:  
Description: Placement of a generator at the headmistress' dwelling  
Authorized Agent/ Architect/ Sign Co: Redniss and Mead  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

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

19. 257 Stanwich School  
EA 08-389  
**Stanwich School**  
Type: Exterior Alteration  
Proposed Use: Educational  
Previous Use: Educational  
Zone:  
Description: Review of Site Plan, Landscaping, Playing Fields, Lighting  
Authorized Agent/ Architect/ Sign Co: Bruce Cohen, Pecora Brothers.  
Status: CONT

**DECISION STATUS: RETURN**

Voting: PP, KD, NM, JMD, JPD, RPC, TB, DW, RC

- Will consider a "Special Meeting" to review project.

20. 35 Field Point Road  
**Ivy Realty**  
SA 08-418  
EA 08-417  
Type: Sign and Exterior Alteration  
Proposed Use: Office  
Previous Use: Office  
Zone: CGBR  
Description: façade sign and changes to first facade  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**ECISION STATUS: APPROVED AS NOTED, RETURN**

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

- Extend siding material instead of vinyl to fence.

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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.