

ARCHITECTURAL REVIEW COMMITTEE 6:30 PM – 9:00 PM

Final Minutes
SPECIAL MEETING

The Cone Room
Tuesday, October 28, 2008 at 7:00 PM
Greenwich Town Hall, 101 Field Point Road,
Greenwich, CT 06830
101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, Nick Macri, James P. Doyle, Rachel P. Calemno, David Woods and Tracey Brown.

STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.

EXTERIOR ALTERATION

1. 257 Stanwich Road
EA 08-389
Stanwich School
Type: Exterior Alteration
Proposed Use: Educational
Previous Use: Educational
Zone:
Description: Review of, Landscaping, Playing Fields, Lighting and Architecture.
Authorized Agent/ Architect/ Sign Co: Bruce Cohen, Pecora Brothers.
Status: CONTINUED from 10/1/2008
DECISION: RETURN
 1. RETURN; December 2008, with Material and Color Boards with samples for all buildings and site structures.
 2. RETURN; When mechanicals on the roof are finalized, with proposed screening.
 3. RETURN; During landscape installation, to demonstrate that there will be adequate screening with evergreens in the rear ledge from the residential uses.
 4. The plans/material boards should meet the following conditions:

UPPER SCHOOL

- Medallion should be moved higher on the building

- Color of gutters should be discussed with ARC, as they have been made an important feature.
- Use one of the same colors as the hardi-board on the rear of the building, or tie in from the existing color palate, for the siding on the dormers on the front of the building.
- Peaked dormers on the front elevation are squat in proportion and appear too tight. Consider using two windows in these dormers.
- Shadow line on the peaked dormers should be emphasized. More over hang would be useful as well as providing more profile.
- The rear elevation of the gymnasium has the same mass and materials as the other two structures, however, make a more distinct break and do not carry over the roofline from the front. Make a clearer statement with the rooflines that the “language” of the building has changed.
- Reduce the three colors of hardi-board to two. Consider making the gym one color and the other two sections of the building another color.
- The prominence of the elevated stairway on top could be reduced by carrying up the brick and adding a precast or masonry top thereby creating a “mock chimney”.

LOWER SCHOOL (PRIMARY)

- Use the same color on the supports as is used on the hardi-board.

SITE

- Light shall not trespass past property lines, as this property adjoins residential uses.
- Return with solution satisfactorily screens residential properties along Cat Rock Road. This shall be done during the construction phase for precise positions of each tree. The remainder of the landscaping plan was determined to be a good long term plan for this campus and is approved as submitted.
- Submit material and color samples of all fences. Consider a smaller fence with denser planters around the fields to avoid the tall institutional chain link fence. Height will be reviewed at December meeting.

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.