

ARCHITECTURAL REVIEW COMMITTEE 7:15 PM – 11:00 PM

November 5, 2008

Final Minutes

TOWN HALL MEETING ROOM

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

ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, Nick Macri, James P. Doyle, Rachel P. Calemno, David Woods, Tracey Brown and Rhonda Cohen, Joeb Moore (8:50).

ARC MEMBERS ABSENT: Leslie Klein, John M. Dixon.

STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.

DISCUSSION ITEMS

- a) Approval of September 5, 2008 and October 1, 2008 Meeting Minutes
DECISION STATUS: APPROVED AS NOTED
Voting: PP, KD, NM, JPD, RPC, DW, TB, RC.
- b) Review of 2009 Schedule
DECISION STATUS: APPROVED AS NOTED
Voting: PP, KD, NM, JPD, RPC, DW, TB, RC.

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
DECISION STATUS: APPROVED AS SUBMITTED
Voting: PP, KD, NM, JPD, RPC, DW, TB, RC.
 1. Need to submit three drawings with the approved color.
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 NOTED, RETURN

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

1. Shift canopy upward to align with door on the right.
2. Make sign narrower.
3. Sign shall be centered.
4. Remove transom windows
5. Resubmit changes through email.

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 NOTED

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

1. Signs are pre-existing, but never received approval.
2. Remove the awning from over the garage door and place over the door and window to the right. Align with existing awning over large windows
3. The body shop sign should be removed and replaced with a sign that is more similar to the existing sign. The sign should be straight, not curved and should match the font on the existing sign.
4. The body shop sign shall align with the top of the door.
5. The background of either sign shall not illuminate.

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 NOTED

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

1. **Eliminate the double line around the sign. Can fill in space with solid black between the double lines.**

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: RETURN

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

1. **Logo shall not exceed 18"**
2. **Logos shall be placed on the awnings only on the front, lower awnings.**
3. **Awnings shall be a solid cream color.**
4. **Awnings are a curved "S" type.**
5. **Windows shall be double hung.**
6. **No crest or logo to be placed on the building.**
7. **Applicant shall provide detailed drawings and cross sections of the sign.**
8. **Applicant shall provide detailed drawings of how the sign is attached to the building.**
9. **Applicant shall provide finish materials for the newly installed wall.**
10. **Applicant shall provide a mock up on the building of the colors selected and will contact planning and zoning so that ARC members can schedule a site visit.**
11. **Need to provide a site plan, that shows the entire site, that indicates the buildings, proposed walls, fencing, stairs and any other proposed site features.**
12. **Need to provide photographs of the area.**
13. **Need to provide a revised elevation.**
14. **Applicant needs to provide a site plan application, per Planning and Zoning Commission.**

EXTERIOR ALTERATIONS

6. 137 Mason Street

EA 08-433

137 Mason Street

Type: Exterior Alteration

Proposed Use: Multi-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 NOTED

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

1. **Paint the screening units the same color as the house.**

2. Paint the posts and top boards the same as the trim on the main house.

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

1. Install 4'0 tall Hick's Yew 24" on center to create a screening hedge.

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

1. Add a shade tree to the playground.

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 NOTED, RETURN
Voting: PP, KD, NM, JPD, RPC, DW, TB, RC, JM.

1. Let the cornice run through, and carry the dentil pattern of the building across.
2. The cornice should be carried through on the second line.
3. The sign is approved as submitted.
4. Remove the orange side strip and replace with wood.

5. **Windows shall be clear.**
6. **Consider that a solid door may be a safety issue in a street front location.**
7. **Rework how the transition between the neighboring structure and this storefront will occur. The reveal should be dark gray and not black or white.**
8. **Resubmit elevations through email.**

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

DECISION STATUS: RETURN

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

1. **The building as designed does not integrate well with a tower.**
2. **The 36’ x 36’ entry canopy needs to be made less intrusive and should be better incorporated into the overall design as well.**
3. **Canopy detail is needed.**
4. **Updated landscaping plans should be provided.**
5. **Revise landscape plan to reflect architectural changes.**

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

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

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

DECISION STATUS: APPROVED AS SUBMITTED

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

13. 777 West Putnam Avenue
EA 08- 435 EA-434

Gateway Office

Type: Exterior Alteration and sign

Proposed Use: Office

Previous Use: Office

Zone: GBO

Description:

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: RETURN

DECISION STATUS: APPROVED AS SUBMITTED

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

1. Will provide lot coverage details to Planning and Zoning.
2. Will return with details on the sign.
3. Remove Picea abies, Crabapple, Taxus and Rhododendrons. Add ground cover to center island and as circular driveway edging.

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

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

1. Will provide screening for ALL mechanicals, existing and proposed.
2. Shall use a louver system that is a brick red color.
3. Screening shall occur on all four sides.
4. Applicant shall provide a sample of the screening.

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**
DECISION STATUS: APPROVED AS NOTED
 Voting: PP, KD, NM, JPD, RPC, DW, TB, RC, JM.
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**
DECISION STATUS: APPROVED AS NOTED
 Voting: PP, KD, NM, JPD, RPC, DW, TB, RC, JM.
 1. Shall power wash the cement areas to 'brighten' them rather than painting.
 2. Consider masonry stains which are more durable.
17. 36 Ritch Avenue
 EA 08-08-427 SA 08-426
36 Ritch Avenue
 Type: Exterior Alteration and Sign
 Proposed Use: Cell tower property
 Previous Use: Cell tower property
 Zone:
 Description: Fence, gates and sign.
 Authorized Agent/ Architect/ Sign Co: Chip Haslun.
 Status: **NEW**
DECISION STATUS: POSTPONED
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**
DECISION STATUS: APPROVED AS SUBMITTED

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

1. **Approve only the TEMPORARY façade change now.**
2. **Will return with the site changes later.**

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

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

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.