

ARCHITECTURAL REVIEW COMMITTEE

7:30- 11:00

Wednesday, January 7, 2009 **Draft Minutes and Action Agenda**

The Town Hall Meeting Room
at
7:30 PM
Greenwich Town Hall, 101 Field Point Road,
Greenwich, CT 06830

*The draft minutes have not been approved by the
Architectural Review Committee.*

**ARC MEMBERS PRESENT: Paul Pugliese (8:30), Ken Deck, Nick Macri (8:45),
John M. Dixon, James P. Doyle (8:00 - 9:30), Rachel
P. Calemno, David Woods, Joeb Moore and
Rhonda Cohen.**

ARC MEMBERS ABSENT: Leslie Klein. Tracey Brown.

STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.

DISCUSSION ITEMS

- a) Approval of December 1, 2008 Meeting Minutes
DECISION STATUS: APPROVED

SIGNS AND AWNINGS

1. 1072 East Putnam Avenue
SA 08-453
Sabatiello's
Type: Sign
Proposed Use: Retail-Deli
Previous Use: Retail
Zone: LBR-2
Description: Add new signs. 3 Façade, 1 free-standing.
Authorized Agent/ Architect/ Sign Co: Sam Sabatiello
Status: NEW
Note: ZEO must approve location of freestanding sign and any sign violations on
site must be removed.
DECISION STATUS: APPROVED AS NOTED
Voting: KD, JMD, JM, DW, RPC, RC.
 1. Light in the rear should be full cut off light.
 2. No neon in the windows.

3. No sign on the side of building.
4. Applicant withdrew application for awning in the front.
5. Menu sign on rear is not permitted.
6. Simple goose neck fixtures in the front are permitted.
7. No free standing sign is permitted. May not be within the property boundaries.
8. No sign on the side of building; signs must be placed on portions of building that tenant occupies.
9. Other signs, including all temporary ones shall be removed.

2. 1380 East Putnam Avenue
SA 08-405
1380 East Putnam Avenue
Type: Sign
Proposed Use:
Previous Use:
Zone: LB
Description: façade sign
Authorized Agent/ Architect/ Sign Co: Andrew Dulle
Status: NEW
DECISION STATUS: DID NOT SHOW

3. 365 Greenwich Avenue
SA 08-454
Bang and Olufson
Type: Sign
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: Façade sign.
Authorized Agent/ Architect/ Sign Co: Doyle Sign
Status: NEW
Note: ZEO referral
DECISION STATUS: APPROVED AS SUBMITTED
Voting: KD, JMD, JM, DW, RPC, RC.

4. 1374 East Putnam
SA 08-452
State Farm Insurance
Type: Sign
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: Façade sign.
Authorized Agent/ Architect/ Sign Co: William Schmauch
Status: NEW
Note: ZEO referral
DECISION STATUS: APPROVED AS NOTED
Voting: KD, JMD, JM, DW, RPC, RC.
1. Remove border around agent name.
5. 255 Field Point Road
SA 08-443
AirGas
Type: Sign
Proposed Use: Gas Sales
Previous Use: Gas Sales
Zone: LB
Description: 2 Façade Signs
Authorized Agent/ Architect/ Sign Co: ABC signs
Status: NEW
DECISION STATUS: APPROVED AS NOTED
Voting: KD, JMD, JM, DW, RPC, RC.
1. No space on top and bottom of sign.
2. Remove 4" off sign so that it is 27" high.
3. Reduce entire sign TO 95%.
4. Background should be off-white, a 10% gray is preferred.
6. 32 West Putnam Avenue
SA 08-444
Form LTD
Type: Sign
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: Façade sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW
DECISION STATUS: RETURN
Voting: KD, JMD, JM, DW, RPC, RC, JPD.
1. Return with Exterior Alteration Application

7. 1171 East Putnam Avenue
SA 08-448
1171 East Putnam Avenue Association
Type: Sign
Proposed Use: Office
Previous Use: Office
Zone: New Freestanding Directory sign for both properties.
Description: New freestanding Directory sign.
Authorized Agent/ Architect/ Sign Co: Signs by Anthony
Status: NEW
Note: ZEO determined location of sign was permissible. One directory sign for both properties.
DECISION STATUS: RETURN
Voting: KD, JMD, JM, DW, RPC, RC JPD.
1. 48" in width maximum.
2. Use a sans serif type face.
3. Medium gray background, to match roof and white letters.
4. Posts shall be white.
5. "Stack" words, numbers, symbols on sign: 1171/Parking/Entrance/(arrow)

EXTERIOR ALTERATIONS

8. 5 Pickwick Plaza
EA 08-398
Pickwick Plaza
Type: Exterior Alteration.
Proposed Use: Seasonal Outdoor Dining
Previous Use: none
Zone: CGBR
Description: Outdoor Café and penthouse
Site Plan Application
Authorized Agent/ Architect/ Sign Co: Bristol/Tesei
Status: RETURN
DECISION STATUS: APPROVED AS NOTED
Voting: KD, JMD, JM, DW, RPC, RC JPD, NM, PP.
1. Landscaping is accepted.
2. Remove Canopy over stairs.

9. 20 East Elm Street
EA 08-457
SG Greenwich LLC
Type: Exterior Alteration.
Proposed Use: Office
Previous Use: Office/Newspaper
Zone: CGBR
Description: Exterior Renovations: new windows, sunshades, landscaping.
Site Plan Application.
Authorized Agent/ Architect/ Sign Co: Chip Haslun
Status: NEW
**DECISION STATUS: APPROVED AS NOTED, Conceptual
Return with Working Drawings**
Voting: KD, JMD, JM, DW, RPC, RC, JPD, NM, PP.
 1. Remove Shutters.
 2. Change glass to clear glass.
 3. Do not turn the corner with the cornice, keep industrial façade.
 4. Do not add a fascia for “no reason”.
 5. Correct Pilaster on drawings.
 6. Return with working drawings.
 7. Return with details of the proposed planters. The size will dictate the plant material that will thrive in them.
 8. Consider planters that are manufactured with a metal, more industrial look which would be in keeping with the façade/style of the building.

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: LBR-2
Description: Cell Tower. Site Plan Application.
Authorized Agent/ Architect/ Sign Co: Christopher Bristol
Status: AMENDMENT, RETURN
DECISION STATUS: POSTPONED by APPLICANT

11. 359 West Putnam
EA 08-458 SA 08-462

BMW of Greenwich

Type: Exterior Alteration.

Proposed Use: Automotive

Previous Use: Gas Station/parking

Zone: GB

Description: New Building, landscape, lighting.

Site Plan application.

Authorized Agent/ Architect/ Sign Co: Chip Haslun

Status: NEW

DECISION STATUS: RETURN

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

1. Integrate entrance with curtain wall and with stairway. They now are disparate elements.
2. Consider creating a more “symbolic” entrance to resolve the entrance confusion.
3. Turn stairs so they do not go across the front of the building.
4. Consider a tubular aluminum and glass railing.
5. Separate door from glazing system.
6. Sign Logo should not exceed 18”.
7. The Landscaping plan needs to be reworked as it is generic and does not take into consideration the site or its proposed elements.
8. The generic plant palette is filled with an excess of yellow and gold plant materials which conflict with the simple lines of the slick contemporary white clad building.
9. Juniperus ‘All Gold’ and the Juniperus ‘Blue Pacific’ should be replaced with one plant, possibly Taxus repandens.
10. Potentilla ‘Red Ace’ should be replaced with a white cultivar.
11. Hypericum should be replaced with a plant that does not have gold foliage or flowers.
12. Hemerocallis ‘Happy Returns’ should be replaced with the white repeat bloomer: Hemerocallis ‘Joan Senior’. These Hemerocallis should be planted on 12” on center.

12. 19 West Elm Street
SA 08-461
Lillian August/Small Bone
Type: Sign
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: New Awning
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: NEW
DECISION STATUS: APPROVED AS NOTED
Voting: KD, JMD, JM, DW, RPC, RC, NM, PP.
 1. Paint door that is not used for the main entry, brick red, to make it less noticeable.
 2. Define the end with a vertical, lattice area. Not enclosed so it does not add to the FAR.
 3. The non-wrapping awning is preferred.
13. 145 Mason Street
EA 08-459
145 Mason Street
Type: Exterior Alteration.
Proposed Use: office
Previous Use: office
Zone: CGB
Description: Roof top mechanicals
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: NEW
DECISION STATUS: APPROVED AS SUBMITTED
Voting: KD, JMD, JM, DW, RPC, RC, NM, PP.
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: **RETURN**
DECISION STATUS: APPROVED AS SUBMITTED
Voting: KD, JMD, JM, DW, RPC, RC, NM, PP.

15. 254 Greenwich Avenue
SA 08-436 EA 08-439

Madewell

Type: Sign and Exterior Alteration

Proposed Use: Retail:

Previous Use: Retail

Zone: CGBR

Description:

Authorized Agent/ Architect/ Sign Co:

Status: NEW, RETURN

DECISION STATUS: APPROVED AS SUBMITTED

Voting: KD, JMD, JM, DW, RPC, RC, NM, PP.

16. 255 Greenwich Avenue
EA 08-447 SA 08-446

Tory Burch

Type: Exterior Alteration and Sign

Proposed Use: Retail

Previous Use: Retail

Zone: CGBR

Description: Remove existing transom and side light (windows). Replace with a taller door and clear glass. New Awnings.

Authorized Agent/ Architect/ Sign Co: O'Neil Langan

Status: NEW, AMENDMENT

DECISION STATUS: APPROVED AS SUBMITTED

Voting: KD, JMD, JM, DW, RPC, RC, NM, PP.

17. 411 West Putnam Avenue
EA 08-455 SA 08-456
Camuto Group
Type: Exterior Alteration and Sign
Proposed Use: Office
Previous Use: Office
Zone: GB
Description: Pylon signs, lighting, changes to approved stairway, entrance.
Authorized Agent/ Architect/ Sign Co:
Status: NEW, AMENDMENT to previous application
DECISION STATUS: RETURN
Voting: KD, JMD, JM, DW, RPC, RC, NM, PP.
1. Horizontal mullions do not line up. Should use another technique to differentiate the entrance, perhaps changing the glass color.
 2. Glass should look more monolithic.
 3. Should not have two freestanding signs near each other. The sign design should incorporate the tenant sign with the address, "411".
 4. Some members of the Committee felt that the proposed fluorescent tube light fixtures were "down shielded" as the bulbs were screened with opaque plastic. Should request a written opinion from Zoning Officer.
 5. Up lighting of trees or buildings is not permitted.
 6. Landscaping will be reviewed by the Committee prior to the next meeting.
18. 35 Glen Avon Drive
EA 08-458
35 Glen Avon Drive
Type: Exterior Alteration
Proposed Use: Residential
Previous Use: Residential
Zone: R-
Description: Lighting of Sports Court in CAM zone
Authorized Agent/ Architect/ Sign Co:
Status: NEW
DECISION STATUS: RETURN
Voting: KD, JMD, JM, DW, RPC, RC, NM, PP.
(no neighbors were present)
1. Lights should turn off at 9:00 PM.
 2. A shielding "hood" should be placed on both lights.
 3. Applicant shall return to a later meeting to accomplish proper notice. The adjoining neighbor notice was 12 days prior to this hearing and not the required 14 days.

19. 7 River Road
EA 08-451
Palmer Point Condo Association
Type: Exterior Alteration and Sign
Proposed Use: Residential
Previous Use: Residential
Zone: WB
Description: New stairway.
Authorized Agent/ Architect/ Sign Co:
Status: NEW
DECISION STATUS: APPROVED AS SUBMITTED
Voting: KD, JMD, JM, DW, RPC, RC, NM, PP.
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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

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.