

**Town of Greenwich
Planning Board Workshop Meeting Minutes
04/8/2010**

Call to Order: Chairman Tomkins called the meeting to order at 7:00 pm.

Members Present: Chairman Tomkins, John Mattison, Michelle Wright and Dan Spigner (7:20).

Members Absent: Jeff Duxbury, Carl Thygesen and Kyle Vandewater.

Also Present: Clerk Kellie Blake.

Members of the public who signed the attendance sheet: Stephen Pucinski and Matthew Van Doren.

Informal Review:

04/08/2010

Stephen's Chrysler – 2551 State Route 40. Mr. Pucinski was in attendance. He supplied the Board with photos of the current façade of the building and renderings of a proposed façade. There will be no change to the footprint of the building, just the façade change that Chrysler is requiring him to execute. The fascia of the building will be brought to level at 8 feet. The left side is 26 foot long; the right side is 18 feet long. The middle which will be a faux arch is 16 feet high and 20 feet wide. The middle "Arch" will project out from the building two feet. The exterior will be stucco and "Alucobond" which is an aluminum polymer laminate. The signage as shown on the photos is per Chrysler, and has five separate signs on the front of the building.

Chairman Tomkins read the following from the Zoning Ordinance Section 190:50 *Architectural Design Guidelines*.
D. Criteria.

(2) Façade. Building facades exceeding 45 ft. in length, and that face the street, must include design measures that increase the building's aesthetic appeal in all of the following areas:

(a) Provide articulation of the building façade using forms such as porches, terraces, bay windows, dormers, pilasters or other building setbacks; and

(b) Provide architectural details such as brackets, banding, railings, chimneys, entry columns or shutters which must be provided to be compatible with the better buildings in the neighborhood context; and

(c) Provide roof shapes for sloped roofs, such as hips, gables or cupolas that are visually appealing and compatible with the better buildings in the neighborhood context. For buildings with flat roofs, provide a parapet with coping and cornice.

(3) Front Façade. The front entryway shall be offset at least one foot from the façade and clearly delineated with architectural elements.

(5) Exterior Materials. Exterior materials shall be wood, stone, brick, clapboard or other material as approved by the Planning Board. Concrete blocks exteriors are prohibited.

Chairman Tomkins stated that the façade seems like it will be a relatively simple process. Mr. Pucinski was given a Site Plan Review Application.

Chairman Tomkins then read Section 190-61. *D. (2) A commercial wall mounted sign except that a permit shall not be granted for more than one such wall-mounted sign, not to exceed 40 square feet in size, at any one location.* Some discussion ensued regarding the proposed signs; because there are several signs on the proposal the Planning Board referred Mr. Pucinski to the Zoning Board of Appeals. Mr. Pucinski asked if he could continue with the façade application portion of the Site Plan while the sign issue was being looked into. Chairman Tomkins assured him that he could. The Planning Board could approve the façade without signs.

New Business:

04/08/10

Minor # 484 – Gary Moore, trustee for the Vincent M. Cristaldi Children's Trust. Property located on Spraguetown Road, Tax Map ID # 213.-2-12. Proposal for a boundary line adjustment of an 133.32 +/- acre parcel, 1.824 +/- acres to be combined with Robert and Barbara Fish's parcel across the street, Tax Map ID #

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213.-2-12.1. Remaining 131.50 +/- acres to be retained. Designated agent Matthew Van Doren was in attendance. Michelle Wright stated that she was the next neighbor up the road and asked the Board if she should recuse herself. The Board Members present stated that it would not be necessary as she did not hold any interest in the property. The application was reviewed and the following items are needed:

- Six additional adjoining property owners are needed:
 1. 221.-1-13.1
 2. 213.-1-12.2
 3. 213.-1-15
 4. 213.-1-16
 5. 213.-1-8.2
 6. 213.-1-10
- Document stating that Gary Moore is a trustee for the Vincent Cristaldi Children's Trust.

Fees Received: \$75.00 Boundary Line Adjustment Application Fee (cash)

Old Business:

04/8/2010

Minor Subdivision # 483 – Wendy Higgins (designated agent: Ben Grieco). Proposal for a two lot subdivision of a 4.06 +/- acre parcel located on Riddle Road. One lot of 2.62 +/- acres with an existing house and one lot of 1.44 +/- acres with a proposed house, well & septic. Tax Map ID # 198.-1-12.1.

Dan O'Connor stated that he, Kyle Vandewater and Carl Thygesen did a site visit on the property to view the proposed driveway location. Dan stated that the location would be fine; there was plenty of room at least 100-150 yards before it would get steep.

Fees Received: \$100 application fee (check # 338)

A motion to adjourn the meeting at 7:40 pm was made by Dan Spigner, 2nd by Michelle Wright.

Respectfully Submitted,

Kellie Blake
Planning Board Clerk