



VILLAGE DISTRICT CONSULTANT

DATE: June 9, 2026

APPLICANT: 451 Main Street

The Mariner Tavern

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input checked="" type="checkbox"/> J. Heyman	<input checked="" type="checkbox"/> J. Kinnear
<input type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> K. Olsen	<input type="checkbox"/> S. Schragar	<input type="checkbox"/> E. Zieman

ALSO PRESENT: Matt Haskell

APPLICATION:

<input type="checkbox"/> Special Permit – <i>New Building</i>	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Addition</i>	<input checked="" type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

ACTION:

<input type="checkbox"/> VDC recommends design approval as noted
<input type="checkbox"/> VDC does not recommend design approval
<input checked="" type="checkbox"/> Additional design studies/information requested
<input type="checkbox"/> Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The VDC has the following comments on the proposed Mariner Tavern sign:

- 1) The owner of the plaza established a standard sign program for all the tenants which the VDC approved. The AAC/VDC encourages property owners to have such signage programs, and many property owners have established uniform sign standards.
- 2) The proposed sign for the Mariner Tavern does not conform to the center's sign program.
- 3) The proposed sign is internally lit. None of the other tenant signs are internally lit. (Note: the 'CVS' sign was grandfathered many years ago)
- 4) The existing tenant signs are 8" tall with 6" high letters, and are not on the fascia of the covered walks.

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PLANNING & ZONING
COMMISSION

- 5) The VDC finds the proposed sign not conforming to the established plaza signage in any respect – proposed mounting on the fascia, 18” high internally lit, 21 Sq.Ft. which is many times larger than any other tenant signs (except grandfathered CVS).
- 6) The VDC recommends a sign design more compatible with the existing plaza signage. A large sign not visible from any public street is not necessary for the success of a business in Ridgefield.

Note: The VDC commends the quality of the presentation by the sign company

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: _____ John Kinnear _____



ARCHITECTURAL ADVISORY COMMITTEE

DATE: June 9, 2026

APPLICANT: 73 Simpaug Turnpike

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> S. Benton | <input checked="" type="checkbox"/> J. Goldfluss | <input checked="" type="checkbox"/> J. Heyman | <input checked="" type="checkbox"/> J. Kinnear |
| <input type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> K. Olsen | <input type="checkbox"/> S. Schrager | <input type="checkbox"/> E. Zieman |

ALSO PRESENT: No applicant present

- APPLICATION:**
- | | |
|---|--|
| <input type="checkbox"/> Special Permit – <i>New Building</i> | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Special Permit – <i>Addition</i> | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Exterior Renovation | <input checked="" type="checkbox"/> Other: <u>Demolition application</u> |

- ACTION:**
- AAC recommends design approval as noted
 - AAC does not recommend design approval
 - Additional design studies/information requested
 - Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends approval of the demolition of the garage structure at 73 Simpaug Turnpike.

<u>Vote</u>	
For approval of recommendations: 5	Against approval of recommendations: 0

BY: John Kinnear

