



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** September 9, 2025

**APPLICANT:** \_\_\_\_\_

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**AAC MEMBERS:**

(Place check next to those who attended)

☐ M. Ascher      ☒ S. Benton      ☒ J. Goldfluss      ☐ J. Heyman  
☒ J. Kinnear      ☐ G. Lounsbury      ☒ P. Maggi      ☒ S. Schrager

**ALSO PRESENT:** \_\_\_\_\_

**APPLICATION:**      ☐ Special Permit – *New Building*      ☐ Site Plan Approval  
                                 ☐ Special Permit – *Addition*      ☐ Sign  
                                 ☐ Exterior Renovation      ☐ Other: \_\_\_\_\_

**ACTION:**      ☐ AAC recommends approval as noted  
                                 ☐ AAC does not recommend design approval  
                                 ☐ Additional design studies/information requested  
                                 ☐ Other: \_\_\_\_\_

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

Discussion on 2026 meeting schedule:

The AAC discussed the 2026 calendar and suggest that we continue to meet on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays every month except August.

We feel that it would benefit both P&Z and AAC if we both meet on Tuesdays as we did before so that applicants we approve for certain applications can go directly to P&Z the same night. Also, since the proposed zoning regulations presented by AAC will be reviewed by P&Z, having AAC meeting the same night would facilitate review by both groups together.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

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BY: John Kinnear

SEP 11 2025

PLANNING & ZONING  
COMMISSION



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** September 9, 2025

**APPLICANT:** 76 Canterbury Lane

Horse barn

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**AAC MEMBERS:**

(Place check next to those who attended)

☐ M. Ascher      ☒ S. Benton      ☒ J. Goldfluss      ☐ J. Heyman  
☒ J. Kinnear      ☐ G. Lounsbury      ☒ P. Maggi      ☒ S. Schrager

**ALSO PRESENT:** Jay Contessa

**APPLICATION:**      ☒ Special Permit – *New Building*      ☐ Site Plan Approval  
                                 ☐ Special Permit – *Addition*      ☐ Sign  
                                 ☐ Exterior Renovation      ☐ Other: \_\_\_\_\_

**ACTION:**      ☐ AAC recommends approval as noted  
                                 ☐ AAC does not recommend design approval  
                                 ☒ Additional design studies/information requested  
                                 ☐ Other: \_\_\_\_\_

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC has the following comments:

1. Locate the building and manure enclosure at the north end of the pasture, not so close to the road. Barns have accessory vehicles and storage requirements which would be visible from Canterbury Lane.
2. Provide evergreen natural appearance screening from Canterbury Lane.
3. A subdued color or stain would look good on the barn.
4. The pasture should be larger.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

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## VILLAGE DISTRICT CONSULTANT

**DATE:** September 9, 2025

**APPLICANT:** 467 Main Street

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**VDC MEMBERS:**

(Place check next to those who attended)

<input type="checkbox"/> M. Ascher	<input checked="" type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input checked="" type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schrager

**ALSO PRESENT:** Kim McNamara

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

**COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS**

The VDC recommends approval of the sign as submitted with the following comment:

- 1) Insure that the sign will not deform as some of the similar signs in the shopping center have done.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

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BY: John Kinnear

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PLANNING & ZONING  
COMMISSION



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** September 9, 2025

**APPLICANT:** 8 Governor Street

Veteran's Park Elementary School

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**AAC MEMBERS:**

(Place check next to those who attended)

☐ M. Ascher      ☒ S. Benton      ☒ J. Goldfluss      ☐ J. Heyman  
☒ J. Kinnear      ☐ G. Lounsbury      ☒ P. Maggi      ☒ S. Schrager

**ALSO PRESENT:** Kim McNamara

**APPLICATION:**      ☐ Special Permit – *New Building*      ☐ Site Plan Approval  
                                 ☐ Special Permit – *Addition*      ☒ Sign  
                                 ☐ Exterior Renovation      ☐ Other: \_\_\_\_\_

**ACTION:**      ☒ AAC recommends 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 sign as submitted with the following comment:

- 1) Verify that the sign close to the fire hydrant is acceptable by the Fire Marshal.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

**BY:** John Kinnear

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SEP 11 2025

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COMMISSION