



VILLAGE DISTRICT CONSULTANT

DATE: October 13, 2026

APPLICANT: 439 Main Street

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

☐ S. Benton	☒ J. Goldfluss	☒ J. Heyman	☒ J. Kinnear
☐ K. Olsen	☒ S. Schrager	☐ E. Zieman	

ALSO PRESENT: John Gazzola

APPLICATION:

☐ Special Permit – <i>New Building</i>	☐ Site Plan Approval
☐ Special Permit – <i>Addition</i>	☒ Signs
☐ Exterior Renovation	☐ Other: <u></u>

ACTION:

☐ VDC recommends design approval as noted
☐ VDC does not recommend design approval
☐ Additional design studies/information requested
☐ Other: <u></u>

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The VDC has reviewed the submission for signs and awnings for 439 Main Street for a new restaurant named 'Fieldhouse Kitchen and Bar'. The primary sign over the entrance s to be internally lit with 2700K LED lights visible through the letters on an opaque background. The VDC recommends approval of this sign.

A sign is proposed on the side of the building at a location the former tenant had approved in 2018. This sign was an exception to the 'one primary sign per tenant' except on properties on the corners of two public streets. P&Z please weigh in -- does an approval granted for a specific tenant in 2018 carry over to a new tenant's business? The VDC does not object if the approval does carry over to a new business.

(cont'd)

The proposed signage on the freestanding sign we recommend approving. The VDC recommends approving the west side awning.

The VDC also recommends that the outdoor seating does not block ADA access to the sidewalk where it has done in the past.

<u>Vote</u>
For approval of recommendations: 4
Against approval of recommendations: 0

BY: _____ John Kinnear _____



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 13, 2026

APPLICANT: 603 Danbury Road

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

☐ S. Benton ☒ J. Goldfluss ☒ J. Heyman ☒ J. Kinnear
☐ K. Olsen ☒ S. Schrager ☐ E. Zieman

ALSO PRESENT: Kelly Krajnak

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
 ☐ Special Permit – *Addition* ☒ Signs
 ☐ Exterior Renovation ☐ Other: _____

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 signs as submitted.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 13, 2026

APPLICANT: 6 Ritch Dr.

In-ground pool in front yard

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

☐ S. Benton	☒ J. Goldfluss	☒ J. Heyman	☒ J. Kinnear
☐ K. Olsen	☒ S. Schrager	☐ E. Zieman	

ALSO PRESENT: No applicant present

APPLICATION:

☐ Special Permit – <i>New Building</i>	☐ Site Plan Approval
☐ Special Permit – <i>Addition</i>	☐ Signs
☐ Exterior Renovation	☐ Other: _____

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

No applicant present, no review of the application.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 13, 2026

APPLICANT: 901 Ethan Allen Hwy

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

☐ S. Benton ☒ J. Goldfluss ☒ J. Heyman ☒ J. Kinnear
☐ K. Olsen ☒ S. Schrager ☐ E. Zieman

ALSO PRESENT: Tom Feeley

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

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 the sign on the canopy should be 15% smaller.

You may e-mail the required drawings to P&Z and we will review the resubmission by e-mail.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear

Site: CT143
Signage Recommendation

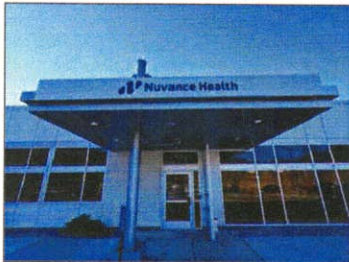
E-05

Context
Location: RDI
Responsibility: AIS
Permitting: Not Required

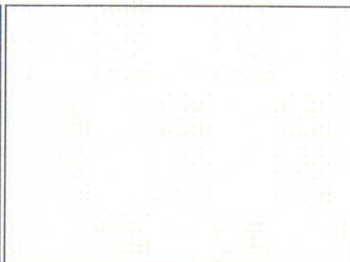
Recommendation Notes

Existing
Type: Wall Sign
Quantity: 1
Illumination: Non-Illuminated
Attachment:
Overall Height: 17"
Overall Width: 209"
Height:
Width:
Sign Depth:
Mounting Height:
Existing Notes:

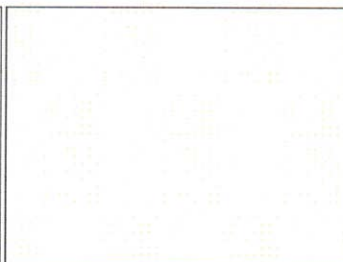
Recommended Action
Action: Remove existing and install new
Approach: Install new



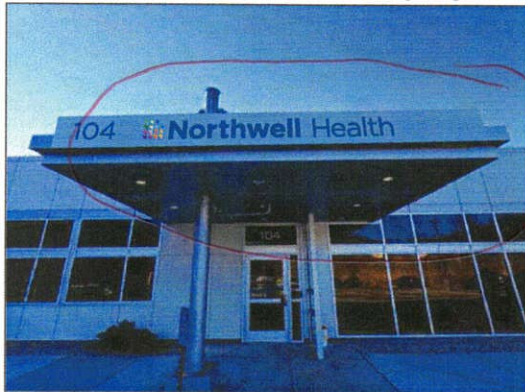
Existing - Image 1



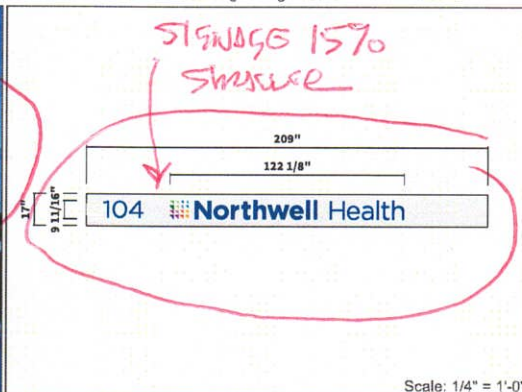
Existing - Image 2



Existing - Image 3



Concept Rendering



Sign Artwork

Make Good: Scope to include full silver panel to cover sign band area

New
Type: 3/4" Acrylic Letters w/ Silver Alum Backer
Quantity: 1
Illumination: Non-Illuminated
Attachment: Pin mounted
Sign Code: A-3.1 SF-LNID-W-h-B(Custom)
Asset Height: 17"
Asset Width: 209"
Mounting Height: Maintain existing



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 13, 2026

APPLICANT: 15 Ethan Allen Hwy

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

☐ S. Benton ☒ J. Goldfluss ☒ J. Heyman ☒ J. Kinnear
☐ K. Olsen ☒ S. Schrager ☐ E. Zieman

ALSO PRESENT: Alan Fotiyev

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
 ☐ Special Permit – *Addition* ☒ Sign (building)
 ☐ Exterior Renovation ☐ Other: _____

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 sign with the following comments:

- 1) The sign background should be light gray, not stark white.
- 2) The sign should have the black border shown on the drawing.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear

store front 42' 15 ethan allen hwy

2' x 8' = 16 sf

Black Border include



non lighted (aluminum frame sign)
vinyl applied graphics

ASC NOTES
10/13/20
JK