



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 27, 2026

APPLICANT: 0 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: Edward Murphy

APPLICATION:

☒ Special Permit – <i>New Building</i>	☐ Site Plan Approval
☐ Special Permit – <i>Addition</i>	☐ 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 has the following comments on the proposed enclosed practice ranges:

- 1) Provide an engineered site plan with existing and new elevations and drainage; show parking area with turnouts.
- 2) Provide a landscaping plan showing all proposed hardscape and planting using native species. Evergreen may not be required. Native shrubbery could be used for screening.
- 3) Provide an entrance sign with an address so the facility can be located.
- 4) What is the surface within the netted area?

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PLANNING & ZONING
COMMISSION

- 5) What are the specs for the soundproofing material including colors?
- 6) Provide construction plans for the louvered pergola.
- 7) Provide structural drawings and calculation signed by an engineer for the net roof which is 50' wide by 100' long. Show ability to support ice and snow loads.
- 8) Refer to AAC comments from September 8th meeting.

<u>Vote</u>
For approval of recommendations: 6
Against approval of recommendations: 0

BY: _____ John Kinnear _____



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 27, 2026

APPLICANT: 6 Ritch Dr.

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: Samantha Brant

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 has no objections to the pool being built where shown on the site plan. This is a corner lot with two frontages.

There is enough elevation above the road and enough existing vegetation to screen the proposed pool.

<u>Vote</u> For approval of recommendations: 6	Against approval of recommendations: 0
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BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 27, 2026

APPLICANT: 86 Danbury Road

Huckleberry Diner

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: Wayne Dimm

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 approval of the sign as presented if the use of neon can be approved by Planning & Zoning or the Zoning Board of Appeals.

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 27, 2026

APPLICANT: 163 Limekiln

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: _____

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

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 has no objection to the accessory building at 163 Limekiln.

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: John Kinnear