



VILLAGE DISTRICT CONSULTANT

DATE: May 14, 2024

APPLICANT: 22 Catoonah Street

Silly Goose

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 checked="" type="checkbox"/> J. Heyman |
| <input checked="" type="checkbox"/> J. Kinnear | <input type="checkbox"/> G. Lounsbury | <input type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> S. Schrager |

ALSO PRESENT: Kate Hasse-MacDonald

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

ACTION: ☒ VDC recommends design approval as noted
☐ VDC does not recommend design approval
☐ Additional design studies/information requested
☐ Other: _____

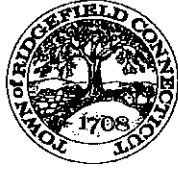
COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The VDC approves the sign as submitted with the following comments:

- 1) Sign hardware and attachment to be approved by the Building Dept.
- 2) Provide a 1" black band on the sign edge.
- 3) Replace 'Ridgefield, CT' with the business website.

| | |
|------------------------------------|--|
| Vote | |
| For approval of recommendations: 5 | Against approval of recommendations: 0 |

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 635 Danbury Road

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC 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 checked="" type="checkbox"/> J. Heyman |
| <input checked="" type="checkbox"/> J. Kinnear | <input type="checkbox"/> G. Lounsbury | <input type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> S. Schrager |

ALSO PRESENT: Ashlea Andrews

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 - Freestanding |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> Other: _____ |

ACTION:

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

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends approval as submitted with the following comments:

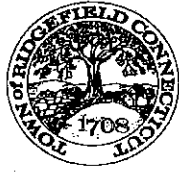
- 1) Posts should be black.
- 2) A 2" black border should be added to the sign.
- 3) If lighting is planned, return to AAC with a plan and fixture specifications.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 62 East Ridge

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC 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 checked="" type="checkbox"/> J. Heyman |
| <input checked="" type="checkbox"/> J. Kinnear | <input type="checkbox"/> G. Lounsbury | <input type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> S. Schrager |

ALSO PRESENT: Jeff Mose

APPLICATION:

| | |
|---|---|
| <input checked="" type="checkbox"/> Special Permit – <i>New Buildings</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 type="checkbox"/> Other: _____ |

ACTION:

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

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

First Review

The AAC commends the owner for proposing a project of limited density, and for maintaining the East Ridge streetscape. Following are first review comments:

Site Plan

- 1) Show how mail and trash will be handled. The AAC recommends minimum disruption to the street frontage; keep the access drive low key.
- 2) Show site lighting and other site features such as fencing.
- 3) Show paving materials and walkways.
- 4) Review screening at the police garage.
- 5) Patios seem small – could they be larger?

(cont'd)

Buildings

- 1) Consider having the garage doors the same color as the houses. They would take center stage rather than the porches which should be the main feature.
- 2) Black windows are in vogue but will date the buildings.
- 3) Will the buildings have basements?
- 4) Will the driveways be pavers? The rendering shows blacktop.
- 5) Chimneys must be tall enough to prevent backdraft, which will put out gas logs.
- 6) Why the board over the garage doors to mount the lights?
- 7) Check the roof on the west elevation of Building 1.
- 8) What are the exterior materials, windows and doors for all the buildings?

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

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 90 East Ridge

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: Gillian Sheerin, Jake Muller

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
 ☐ Special Permit – *Addition* ☒ Sign - Freestanding
 ☐ 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 will review recommendations for font to be suggested, and John will speak to Jane about details of the sign.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 137 Ethan Allen Highway

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC 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 checked="" type="checkbox"/> J. Heyman |
| <input checked="" type="checkbox"/> J. Kinnear | <input type="checkbox"/> G. Lounsbury | <input type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> S. Schrager |

ALSO 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 checked="" type="checkbox"/> Sign - Freestanding |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> Other: _____ |

ACTION:

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

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The applicant did not appear at the meeting.

No review

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 62 Danbury Road

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: Jessica Bowen

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

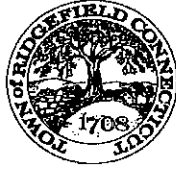
The AAC recommends approval of the sign as submitted.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 109 Danbury Road

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC 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 checked="" type="checkbox"/> J. Heyman |
| <input checked="" type="checkbox"/> J. Kinnear | <input type="checkbox"/> G. Lounsbury | <input type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> S. Schrager |

ALSO PRESENT: Ian Lewis

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"/> Signs |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> Other: _____ |

ACTION:

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

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC pointed out that the sign regulations provide for one sign per business. Currently an awning sign exists. Adding a second sign will require a variance, or remove the signage from the awning and add one new sign on the wall.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 17 East Ridge Road

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: Robert & Sarah Hendrick

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

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

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends approval of the demolition of the remains of the home after it received substantial fire damage.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear