



VILLAGE DISTRICT CONSULTANT

DATE: September 10, 2024

APPLICANT: 15 Bailey Avenue

Z Boutique

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Goldfluss	<input checked="" 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: Ms. Bober

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 – window sign and Director 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 as submitted.

The owner might consider an awning in the future. They add character to Bailey Avenue.

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



BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 10, 2024

APPLICANT: 91 Danbury Road

Leo Salon

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Goldfluss	<input checked="" 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: Ashlea Andrews

APPLICATION:

<input type="checkbox"/> Special Permit – <i>New Buildings</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"/> 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 of the sign as submitted.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 10, 2024

APPLICANT: 10 South Street

Yale New Haven Health

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Goldfluss	<input checked="" 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: Jeremy Waycott

APPLICATION:

<input type="checkbox"/> Special Permit – <i>New Buildings</i>	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Addition</i>	<input checked="" type="checkbox"/> Sign – building mounted
<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:

- 1) The color red on the sign be the blue used on their other signs.
- 2) The internal LED lighting be 3500K
- 3) The lighting is through the letters only; the background is opaque.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 10, 2024

APPLICANT: 877 Ethan Allen Highway

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Goldfluss	<input checked="" 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: _____

APPLICATION:

<input 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 checked="" type="checkbox"/> Other: <u>Demolition</u>

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 checked="" type="checkbox"/> Other: <u>See below</u>

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC has no objections to the demolition of this building.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 10, 2024

APPLICANT: 120 Bennetts Farm Road

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Goldfluss	<input checked="" 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: _____

APPLICATION:

<input 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 checked="" type="checkbox"/> Other: <u>Demolition</u>

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 checked="" type="checkbox"/> Other: <u>See below</u>

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC has no objections to the demolition of this building.

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



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 10, 2024

APPLICANT: 4 Ramapoo Road

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Goldfluss	<input checked="" 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: _____

APPLICATION:

<input 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 checked="" type="checkbox"/> Other: <u>Demolition</u>

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 checked="" type="checkbox"/> Other: <u>See below</u>

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

This building has already been demolished.

Vote

NO VOTE

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 10, 2024

APPLICANT: 130 Danbury Road

Atlantis Fresh Market (Shell Gas Station)

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: Pablo De Miguel

APPLICATION: ☐ Special Permit – *New Buildings* ☐ 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 the following comments on these proposed changes:

- 1) Verify parking can meet retail store requirements – this is a small parcel.

Recommendations

- 1) Leave the brick exposed: All the commercial buildings from Copps Hill Shopping Center to the Fairfield County Bank, and up Copps Hill are brick at the recommendation of P&Z at the time they were built. There is no reason to cover the brick on this building.
- 2) Signage shown is 50 Sq.Ft. – 25 Sq.Ft. is the maximum. Reduce the signage to 25 Sq. Ft. or apply for a variance.
- 3) Remove the intense yellow from the canopy and paint white. It will harmonize better with the surrounding area and not detract from the building and its new retail use.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear

