



VILLAGE DISTRICT CONSULTANT

DATE: October 15, 2024

APPLICANT: 3 Big Shop Lane

Terrasole Restaurant

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 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 checked="" type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> S. Schragar |

ALSO PRESENT: Scott Yandrasevich

- APPLICATION:**
- | | |
|--|---|
| <input type="checkbox"/> Special Permit – <i>New Building</i> | <input type="checkbox"/> Site Plan Approval |
| <input checked="" type="checkbox"/> Special Permit – <i>Addition</i> | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> 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

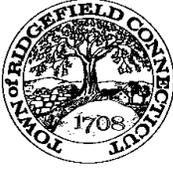
The VDC recommends that the proposed pavilion structure for additional seating be freestanding, not attached to the existing historic structure, with an almost flat roof and located at the lower terrace. The maximum height of the structure should be 9'-0". A canopy of fabric could provide cover from the French doors.

We also recommend that the addition on the west have a gable roof, and the round window be removed. The fence to be wood, stained to match the building.

We look forward to a resubmission.

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

BY: John Kinnear



VILLAGE DISTRICT CONSULTANT

DATE: October 15, 2024

APPLICANT: 1 Bailey Avenue

reFabjack

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 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 checked="" type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> S. Schragar |

ALSO PRESENT: Ms. Onorato

- 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 – awning sign |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> 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 recommends approval as submitted.

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

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 15, 2024

APPLICANT: 43 Danbury Road

20 Unit Multi-family

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 type="checkbox"/> S. Benton | <input checked="" type="checkbox"/> J. Goldfluss | <input checked="" type="checkbox"/> J. Heyman (Recused) |
| <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: Peter Olson

- APPLICATION:**
- | | |
|--|--|
| <input checked="" type="checkbox"/> Special Permit – <i>New Building</i> | <input checked="" 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:**
- AAC recommends design approval as noted
 - AAC does not recommend design approval
 - Additional design studies/information requested
 - Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

Note: This is an affordable housing application and the first review by the AAC

Building

- 1) Please submit samples and spec sheets for windows and all exterior materials.
- 2) Consider lowering the pitch of all the gables to 10” or 8”. This will lower the impact of a 3-story building on this part of town; also, the structure exceeds town height regulations.

(cont'd)

Site Plan/Landscaping

- 1) Relocate the transformer to a less prominent location, still allowing access by Eversource cranes.
Landscape around the transformer to be Arborvitae or equal.
- 2) How is storm water handled – on-site retention or public system? If so, is it approved?
- 3) Trees between the street and building should provide more screening.
- 4) Walkways between garage doors should not be planted with grass. A ground cover should be specified.
- 5) The jog in the site plan should have seating, a play area, charcoal grill, picnic tables.

We look forward to your next submittal.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 15, 2024

APPLICANT: 115 Danbury Road
Fuelco

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. Schragger

ALSO PRESENT: (no applicant at the meeting)

APPLICATION: Special Permit – *New Buildings* 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 applicant did not appear at the meeting. The signage presented is already installed without a permit.

- 1) The AAC recommends all signage on the canopy be removed and the canopy fascia be white (many towns have this in their regulations – canopies are not to be billboards, and colors are ‘branding’.)
- 2) The property has an existing freestanding sign displaying prices. (see photo)
- 3) The number of signs and total square footage exceed our regulations.
- 4) See attached letter from Steve Zemo.
- 5) Applicant to verify parking for the retail use as per regulations.
- 6) The building sign to be mounted below the roof fascia.

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

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Ridgefield, CT 06877

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GATORADE
2/55

POLAR BOTTLED WATER
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CORONA
20.99

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4.39

4

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A	3.23	3.97	4.09
B			
C			
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S 38.39
Gallons 8.728

4

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PLEASE USE
CASHIER LESS

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insert card
into pump

May contain up to
10% ethanol

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Plus 4.00 89
Premium 4.39 93

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FUELCO.COM

Stephen J. Zemo
And Affiliated Companies

RECEIVED

OCT 15 2024

PLANNING & ZONING
COMMISSION

100 Danbury Road Ste 104
Ridgefield, CT 06877
Phone: 203.431.0143
Fax: 203.431.4028

October 15, 2024

Memo

To: John Kinnear, Jr.
Chairman, Architectural Advisory Commission, Town of Ridgefield

From: Stephen J. Zemo

Re: AAC-24-37 115 Danbury Road – Revision to Special Permit

As a neighboring property owner, I want to express my objections to the new signage at 115 Danbury Road.

- The amount of signage on the canopy makes it look like a billboard and clearly oversteps the Town regulations.
- No other gas station in town has signage on the canopy over the gas pumps.
- There were sufficient pricing signs both on the pumps and near the north entrance to 115 Danbury Road. None are needed on the canopy.
- The "Save Online" and "Fuelco.com" are unnecessary.
- The Shell Station at 130 Danbury Road has an application pending that meets the Town's requirements making it a better model for other gas/convenience store businesses.

Most importantly, I am concerned with the precedent of expanding business signage in this corridor. If this is allowed the Commission is encouraging others to follow suit. This is obviously a gas station/convenience business with gas pricing at the top of every pump. More is not necessary. Please deny all canopy signs. The sign over the building entrance is sufficient.

Please see attached photos of the current conditions and prior signage.

Thank you for your consideration in this matter.

Stephen J. Zemo