



ARCHITECTURAL ADVISORY COMMITTEE

DATE: November 12, 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 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 checked="" type="checkbox"/> P. Maggi	<input type="checkbox"/> S. Schrager

ALSO PRESENT: Maura Newell Juan

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

Building

- 1) Have you and the owner considered converting the existing structure into apartments with additional units to the rear of the property?
- 2) We reviewed the various roof pitches submitted and recommend the 8" pitch which will considerably lower the overall height of the building, which at 3 stories will be the tallest building in the surrounding area.
- 3) The location of the transformer adjacent to the front of the building is not a good placement for the people living in the apartments near the transformer. As long as Eversource has paved access to the transformer a location to the rear of the site will meet their requirements.
- 4) Light fixture cuts were submitted as well as site light levels.

(cont'd)

Site Plan/Landscaping

- 1) The plan calls for clear cutting the entire site – this is unnecessary. There are many mature trees along Danbury Road and the evergreen screening on Mountain View Avenue, which was a requirement of Planning & Zoning when the residence became a restaurant. This should remain, and has been requested by the residents of Mountain View (see attached photos).
- 2) Wherever the transformer is located, it should be screened by an arborvitae hedge.
- 3) All curbing should be concrete. Bituminous curbs are subject to damage by trucks and plowing.
- 4) The stone pillars at the entrance should be higher, to define the drive.
- 5) Clarify the construction details of the dumpster fence.
- 6) The stone wall to the west should follow the grade and be 18" tall with a 4'-0" fence on top.
- 7) The southwest spur in the property should be available to the tenants as outdoor passive recreational space with a privacy fence.
- 8) The emergency drive at the west should be 'turf blocks', to reduce the amount of paving on the site.
- 9) Screening from Danbury Road should have evergreens rather than deciduous trees.

Vote

Note: Joseph Heyman recused himself

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



