



ARCHITECTURAL ADVISORY COMMITTEE

DATE: November 25, 2025

APPLICANT: 223 West Mountain 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 type="checkbox"/> S. Benton | <input checked="" type="checkbox"/> J. Goldfluss | <input 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: Paolo Campos

- APPLICATION:**
- | | |
|--|--|
| <input type="checkbox"/> Special Permit – <i>New Building</i> | <input checked="" 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:**
- | |
|---|
| <input type="checkbox"/> AAC recommends 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

1st AAC Review

The AAC commends the applicant for their detailed presentation of the proposed project’s Scope of Work, and we have the following comments:

Site Work and Landscaping

- 1) As much as possible, provide pedestrian walkways graded at 5% maximum.
- 2) Provide uniform light color temperatures of 3500K and provide plans of proposed illumination. We appreciate the low level of site lighting.
- 3) Transplant as many trees as possible and strengthen the winter screening of the adjacent residential property.
- 4) The palette of mostly native plantings which are sustainable is encouraged.

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(cont'd)

PLANNING & ZONING
COMMISSION

- 5) Ridgefield encourages low terraced retaining walls. 4' maximum height is good.
- 6) Providing outdoor learning spaces is a positive addition to your campus.
- 7) We encourage planting areas that can be teaching opportunities for students. Our founding fathers were all avid botanists and understood the nature of plants' medicinal qualities. The Chelsea Physic Garden in London was established in 1673 by the Society of Apothecaries and is still in operation, as an example.

Architecture

- 1) The proposed addition will give focus to the building and anchor the new 'central campus'.
- 2) The fenestration will bring light into the new interior open spaces.
- 3) The entry could be more pronounced and more integrated into the façade.
- 4) The overhanging roof could be studied more, may be less prominent.
- 5) The mechanical equipment does need to be screened – it will be visible from the Summit building. Check the Ridgefield Library roof.

We look forward to your next presentation.

<u>Vote</u>	
For approval of recommendations: 4	Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: November 25, 2025

APPLICANT: 746 Danbury Road
BMW Dealership

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 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: Tina Arcuri

- 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 – Building and freestanding |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> Other: _____ |

- ACTION:**
- AAC recommends approval as noted
 - AAC does not recommend design approval
 - Additional design studies/information requested
 - Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC has requested more information on the size of each sign based on our regulations and the total number of freestanding signs on site.

<u>Vote</u>
For approval of recommendations: 4
Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: November 25, 2025

APPLICANT: 9 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 type="checkbox"/> S. Benton | <input checked="" type="checkbox"/> J. Goldfluss | <input 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. Schragger |

ALSO PRESENT: Chinho Chung

- 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 – Building and freestanding |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> Other: _____ |

- ACTION:**
- AAC recommends 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 signs as submitted with the following comments:

- 1) LED lighting not to exceed 3500K.
- 2) The freestanding sign panel shall have an opaque background, light visible at the letters only.

Vote
For approval of recommendations: 4
Against approval of recommendations: 0

BY: John Kinnear