



## ARCHITECTURAL ADVISORY COMMITTEE

DATE: June 27, 2017

APPLICANT: 125 Danbury Road

My Eye Dr.

MEETING LOCATION: Town Hall Annex  
Back Lower Level Conference Room

RECEIVED

JUN 28 2017

Planning & Zoning Commission  
Inland Wetlands Board

### AAC MEMBERS:

(Place check next to those who attended)

☐ S. Benton

☐ J. Clements

☒ J. Goldfluss

☒ J. Heyman

☐ J. Hupy

☒ J. Kinnear

☒ L. Lavelle

☐ G. Lounsbury

ALSO PRESENT: Robert Neth

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: 4

Against approval of recommendations: 0

BY: John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

DATE: June 27, 2017

APPLICANT: 861 Ethan Allen Highway

Ace Tire

MEETING LOCATION: Town Hall Annex  
Back Lower Level Conference Room

RECEIVED

JUN 28 2017

Planning & Zoning Commission  
Inland Wetlands Board

### AAC MEMBERS:

(Place check next to those who attended)

<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Clements	<input checked="" type="checkbox"/> J. Goldfluss	<input checked="" type="checkbox"/> J. Heyman
<input type="checkbox"/> J. Hupy	<input checked="" type="checkbox"/> J. Kinnear	<input checked="" type="checkbox"/> L. Lavelle	<input type="checkbox"/> G. Lounsbury

ALSO PRESENT: Richard Desrochers

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 type="checkbox"/> Sign
<input checked="" 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 applicant submitted samples and we recommend approval of the materials brought before the AAC.

#### Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear





## ARCHITECTURAL ADVISORY COMMITTEE

DATE: June 27, 2017

APPLICANT: 115 Danbury Road

Gulf Gas Station

**RECEIVED**

**JUN 29 2017**

Planning & Zoning Commission  
Inland Wetlands Board

MEETING LOCATION: Town Hall Annex  
Back Lower Level Conference Room

### AAC MEMBERS:

(Place check next to those who attended)

<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Clements	<input checked="" type="checkbox"/> J. Goldfluss	<input checked="" type="checkbox"/> J. Heyman
<input type="checkbox"/> J. Hupy	<input checked="" type="checkbox"/> J. Kinnear	<input checked="" type="checkbox"/> L. Lavelle	<input type="checkbox"/> G. Lounsbury

ALSO PRESENT: Michelle Myers

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 type="checkbox"/> Sign
<input checked="" 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 presented plans to glaze the street elevation of the existing building with floor-to-ceiling glass. The applicant stated that the owner wants more exposure of the interior because they would like to have a retail deli operation as well as the convenience store currently in the space.

The AAC has the following comment on the specific façade work:

- 1) The plans call for tinted glass. Tinted glass will obstruct visibility of the interior, especially during the day. Clear glass should be specified if more interior exposure is the intent.

(cont'd)

General comments on the proposed uses:

- 1) State and federal regulations are very specific as to what uses can be on a gasoline dispensing property and building. These should be checked.
- 2) If a retail deli is permitted, parking should be provided as required by zoning regulations and designated for the retail use.
- 3) The existing building has a 2<sup>nd</sup> Floor. The use should be defined.
- 4) Aesthetic improvements to be considered on this property would be changing the color rating of the canopy lights from the current 6,000K to a more inviting 3,000K. The canopy would be more attractive without the vinyl color bands. A white fascia would be an asset to the property.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear