



VILLAGE DISTRICT CONSULTANT

DATE: May 28, 2019

APPLICANT: 424R Main Street

Ridgefield Pride Art Center

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

MAY 30 2019

Planning & Zoning Commission
Inland Wetlands Board

VDC MEMBERS:

(Place check next to those who attended)

☐ S. Benton ☐ J. Clements ☒ J. Goldfluss ☒ J. Heyman
☒ J. Kinnear ☒ L. Lavelle ☐ G. Lounsbury

ALSO PRESENT: Ms. Colabella & Ms. Heinen

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
☐ Special Permit – *Addition* ☒ Sign
☐ Exterior Renovation ☐ 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 5/28/19, including the door sign.

The sign support must be presented to and approved by the Building Dept.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 28, 2019

APPLICANT: 800 Ethan Allen Highway

Self-Storage Facility

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

MAY 30 2019

Planning & Zoning Commission
Inland Wetlands Board

AAC MEMBERS:

(Place check next to those who attended)

☐ S. Benton ☐ J. Clements ☒ J. Goldfluss ☒ J. Heyman
☒ J. Kinnear ☒ L. Lavelle ☐ G. Lounsbury

ALSO PRESENT: Mr. Saber

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

1st review of the proposed self-storage building, 80,000 Sq.Ft.

Building

- 1) Architectural elevations required showing all proposed exterior materials and design elements.
- 2) Locate all HVAC equipment – the applicant stated it will not be on the roof.
- 3) The applicant stated there will be no trash dumpster.
- 4) We asked if in the future the building could be converted to an office building with parking on the 1st Floor. The applicant stated that the building is lightweight construction and couldn't support a change of use. We would like to see the structural drawings.
- 5) This building will require a 46' high retaining wall. We recommend peer review of the structural and civil engineering for this project.
- 6) We recommend that the architect (who is based in Georgia) visit Ridgefield to understand the Town's character, and to see the site.

(cont'd)

Site

- 1) This is an extreme “steep slope” site and requires detailed civil engineering and strict control during construction, to prevent a landslide which would close Route 7.
- 2) Our concerns are: on-site retention of storm water; fire dept. access to the site; the driveway slope (max. permitted – 10°); protection of the slope between the driveway and Route 7; and details of the exposed rock “rip rap” shown south of the building.
- 3) A landscaping plan is required showing proposed planting, site lighting, paving materials, and erosion control details, etc.

We look forward to the next presentation of this project.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: _____ John Kinnear _____



ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 28, 2019

APPLICANT: 100 Danbury Road

Apartments

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

☐ S. Benton ☐ J. Clements ☒ J. Goldfluss
☒ J. Kinnear ☒ L. Lavelle ☐ G. Lounsbury

☒ J. Heyman
Planning & Zoning Commission
Inland Wetlands Board

RECEIVED

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ALSO PRESENT: Steve Zemo

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

This is the first review of the proposed affordable housing at 100 Danbury Road.

Building

- 1) Consider joining the dormers on the top floor – the individual dormers clutter the mansard roof.
- 2) List all exterior materials on the plans.
- 3) Consider 6/1 double hung windows, with simulated divided lights interior and exterior.
- 4) Consider brick veneer on the entire 1st Floor. This will reduce the perceived “height” of the building.

(cont'd)

Site Plan/Landscaping

- 1) Delineate clearly what is existing and what is new.
- 2) Show on-site retention of storm water.
- 3) Review the proposed screening of the car wash and intersection. Berms may not be necessary, just a mix of planting.
- 4) Show or provide pedestrian access to the building from Danbury Road.
- 5) Note the lawn to be planted and where the future parking will be.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear