



## ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 11, 2022

APPLICANT: 34 Bailey Avenue  
(mixed use)

RECEIVED

JAN 13 2022

PLANNING & ZONING  
COMMISSION

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    ☒ S. Schrager

ALSO PRESENT: Mr. Jewell, Patrick Downend

APPLICATION: ☒ Special Permit – *New Building*    ☐ 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

#### *2<sup>nd</sup> Review of Project*

The AAC has the following comments:

- 1) We commend the applicant for maintaining the essence of a building which was an integral part of Ridgefield's 19<sup>th</sup> century past.
- 2) Moving forward, this location will be a part of the Downtown Ridgefield experience. The 1<sup>st</sup> Floor should be retail space accessible from Bailey Avenue. Eventually other Bailey Ave. properties will become retail, and sidewalks will complete the loop to Prospect Street. This concept we encourage.

(cont'd)

- 3) The new residential building will be 4 floors. The top floor should not be highlighted, but appear as a garret (mansard) roof area. Another option will be to emphasize the 1<sup>st</sup> Fl. with a different material of a different color; make the top floor brick like the 2<sup>nd</sup> & 3<sup>rd</sup> Floors.
- 4) The bricks should be common, similar to the Prospector, old high school, Boys & Girls Club, Town Hall, and most brick buildings in Town.  
*Note that this is now part of the 2<sup>nd</sup> submittal.*
- 5) Some outdoor space with benches at least should be provided. These units don't even have balconies for fresh air.  
**Note:** *Some benches added, but locations should be reviewed.*
- 6) The "alley" to the main lobby should be reviewed. It will be an uninviting space, and take privacy away from the adjoining apartment.
- 7) The landscaping plan should be studied and simplified.
- 8) The color of the shingle siding should not try to look like the bricks.

We look forward to the next set of plans.

<p><u>Vote</u></p> <p>For approval of recommendations: 4</p> <p style="text-align: right;">Against approval of recommendations: 0</p>
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BY: John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 11, 2022

APPLICANT: 23 Danbury Road

RIDGEFIELD, CT

AAC/VDC

Approved: AS NOTED

Date: 1-11-22

Signature: [Signature]

Note:

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    ☒ S. Schrager

RECEIVED

JAN 12 2022

ALSO PRESENT: Ms. Weiss

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 approves the sign as submitted.

- We suggest the applicant adjust the size of the lettering to make the sign more readable.

### Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear

