

JOHN KENYON KINNEAR, JR. ARCHITECT A.I.A.

July 26, 2023

Dear Alice and Aarti:

Thank you for attending our meeting last night. We exchanged much useful information. Moving forward we look forward to complete applications, especially for sign submittals; we need to see photos of the adjacent buildings to see the context of the proposed sign. Applicants need to bring more than the sketch they get from the local sign companies who all know they are not submitting the information required by the regulations.

Sign Regulations: The AAC/VDC have always reviewed revisions proposed, and have been proactive in suggesting revisions. We should continue to be part of the sign regulation process.

Sign Enforcement: We agree, making the landlords aware that all tenant signs require permits is important, especially now that Regency is buying a major portion of all the commercial property in the Village. We will be submitting information on signs that our members know have not come before our group.

AAC/VDC Meetings: We will try using the A/V equipment, and thank you for providing the laptop. I have found through experience that incompatibility and other tech issues become real time wasters, but we will try.

Timely Issues

The proposed solar panels over the high school parking lot: This should require a zone change for a business use in a residential zone. Has P&Z discussed this aspect of the project? Has the applicant submitted architectural plans, elevations and renderings of this huge building?

Restaurant seating expansion: Thank you for letting us know that regulations are being developed. There has been much unregulated expansion of both outdoor and indoor seating since the pandemic.

Review of state-funded projects: The sidewalk and street lighting work in Branchville should be reviewed by AAC, as selection of light fixtures is a key visual element of the plan. The AAC selected the lamps on Main Street, which are such an important part of the Village experience.

The boardwalk along Ligi Way is another high (literally) visibility project. We should review the railing system and any proposed lighting at this project. Both projects have resulted in townspeople asking "What is going on? Did you review those projects?" I will speak to the First Selectman about this.

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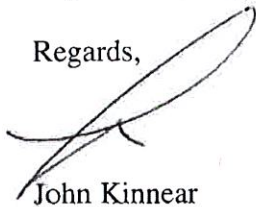
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PLANNING & ZONING
COMMISSION

We mentioned a number of ongoing projects which seem to be proceeding without proper permitting. We know your office is looking into them.

The AAC Committee really appreciates that you and Aarti spent your time with us at our July 25th meeting.

Regards,

A handwritten signature in black ink, appearing to be 'John Kinnear', written over the printed name.

John Kinnear