



VILLAGE DISTRICT CONSULTANT

DATE: February 26, 2019

APPLICANT: 28 Prospect Street

Semia USA Robot Master Club

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

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: Adam Cohen

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
☐ Special Permit – *Addition* ☐ Sign
☐ Exterior Renovation ☒ Other: Awning signs & decals

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 has the following comments:

- 1) The applicant brought two versions of letter sizes – the VDC recommends approval of the 5½" letters.
- 2) No decals on the side windows.
- 3) Remove the existing lights which illuminate the existing awnings.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: March 12, 2019

APPLICANT: 59 Ethan Allen Highway

Little Pub

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

MAR 13 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: Joe Chelednik

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

- 1) The AAC instructed the applicant to come back with architectural drawings and specifications (for all materials to be used) for review.
- 2) Parking at this location has been an issue since the restaurant opened. The AAC does not calculate parking, but there seems to be a problem at this site.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: March 12, 2019

APPLICANT: South Street/Route 7

WPCA Upgrade Facility

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. Heyman
☒ J. Kinnear ☒ L. Lavelle ☐ G. Lounsbury

ALSO PRESENT: Matt Formica, Mike Vianna, Gregg Yachenko

APPLICATION: ☒ Special Permit – *New Buildings* ☐ Site Plan Approval
 ☐ Special Permit – *Addition* ☐ Sign
 ☒ Exterior Renovations ☐ 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 saw the plans for the first time and we have the following concerns:

- 1) The new pumping station on Route 7 is 3 feet from the curb at the south entrance to the old Perkin Elmer complex, and very close to Route 7.
- 2) There will be unscreened equipment including an above ground oil tank with stair and railing about 10' tall and 3' from the roadway -- very dangerous and unsightly. The owner of the property has not been informed about this industrial installation right at his main entrance. This generator and tank should be located further west - a property swap with them might be the answer, or purchase some land to the west.
- 3) The complex on South St. provides for a few new buildings and the skinning of the old buildings, all to match. The materials they are considering are concrete block-like products, highly unattractive. We recommend common brick – it's dignified and will easily outlast the equipment in the buildings. Brick is the material on most of the municipal buildings in town and has held up very well, Town Hall, the Library and all the schools are brick.

(cont'd)

- 4) There is no landscape architect retained for this project, even though it is a requirement for a special permit. This project really needs professional landscape guidance.
- 5) At 48 million dollars we need the result to be a project we all can be proud of.
- 6) The AAC is requesting renderings of the South Street installation and the Rte 7 installation.

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

BY: _____ John Kinnear _____



ARCHITECTURAL ADVISORY COMMITTEE

DATE: March 12, 2019

APPLICANT: 896 Ethan Allen Highway

Bistro – Mediterranean Tapas & Bar

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

MAR 13 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. Flores

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

The AAC recommends approval at the completion of the following items:

Note: Signs have been installed at this site without AAC review or a sign permit

- 1) The freestanding sign we recommend approving as submitted. It replaces a sign that was there from the former tenant.
- 2) All lettering is to be removed from the window awnings.
- 3) The sign over the front door that says 'Bistro' we recommend approving.
- 4) The sign below 'Bistro' that says 'Mediterranean Tapas & Bar' must be no taller than the fascia board it is mounted to. And the total square footage of the 'Bistro' sign & the 'Mediterranean' sign must not exceed 25 sq. ft. The applicant is to submit a drawing showing a reduced 'Mediterranean' sign, and the sq.ft. calculation sign for the 'Bistro' sign & the 'Mediterranean'.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

RECEIVED
MAR 13 2019

Planning & Zoning Commission
Inland Wetlands Board

DATE: March 12, 2019

APPLICANT: 66 Grove Street

Fit Club

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. Heyman

☒ J. Kinnear

☒ L. Lavelle

☐ G. Lounsbury

ALSO PRESENT: Ms. Johnstone

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 application as submitted.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear