



VILLAGE DISTRICT CONSULTANT

DATE:

November 14, 2023

APPLICANT:

17 Catoonah Street

Treated Groom Spa

RIDGEFIELD, CT

AAC/VDC

Approved

AS NOTED

Date

11-14-23

Signature

Note:

MEETING LOCATION:

Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

☐ M. Ascher

☐ S. Benton

☒ J. Goldfluss

☒ J. Heyman

☒ J. Kinnear

☐ G. Lounsbury

☐ P. Maggi

☒ S. Schrager

ALSO PRESENT:

Mr. Neumann

APPLICATION:

☐ Special Permit – New Building

☐ Site Plan Approval

☐ Special Permit – Addition

☒ Signs – Building and freestanding

☐ 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 with the following comments:

- 1) If the new wall sign is illuminated, it should be by a gooseneck light above the sign.
- 2) The graphics should enlarge the spa lettering.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

RECEIVED

NOV 16 2023

PLANNING & ZONING
COMMISSION

BY: John Kinnear



VILLAGE DISTRICT CONSULTANT

DATE: November 14, 2023

APPLICANT: 746 Danbury Road

BMW

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

<input type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input checked="" type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schrager

ALSO PRESENT: Mr. Hord

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 checked="" type="checkbox"/> Signs – Building and freestanding
<input checked="" type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

ACTION:

<input type="checkbox"/> VDC recommends design approval as noted
<input type="checkbox"/> VDC does not recommend design approval
<input checked="" type="checkbox"/> Additional design studies/information requested
<input type="checkbox"/> Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

Preliminary Review

The applicant presented exterior changes to the facade and new signage.

- 1) The building is currently glass and "ALUCOBOND" aluminum panels. The intent is to make the paneled areas glossy white with new "EIFS" system (stucco) or paint the existing aluminum panels with white paint designed to coat aluminum panels.

The AAC recommends painting the existing panels which will maintain the clean lines of the panels and glass facade. EIFS stucco panels are quite thick and will add a new dimension to the façade, which will not be an improvement. EIFS stucco attracts airborne dirt and dust, whereas the aluminum panels essentially self-clean in rain.

RECEIVED (cont'd)

NOV 16 2023

PLANNING & ZONING
COMMISSION

Proposed Signage

The applicant has a sign package which does not comply with the Ridgefield Sign Regulations as presented. All signs should be resized with all dimensions shown in accordance with the regulations, or file for variances through the Zoning Board of Appeals.

Please note there currently are two freestanding signs on Danbury Road – only one is permitted. The lighting on the freestanding sign calls for uplighting, which is not permitted; we have dark sky regulations.

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

BY: John Kinnear