



## VILLAGE DISTRICT CONSULTANT

DATE:

February 27, 2024

APPLICANT:

2 Prospect Street

M&T Bank

RIDGEFIELD, CT

AAC/VDC

Approved

Date:

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:

Ms. Jimenez

APPLICATION:

☐ Special Permit – New Building

☐ Site Plan Approval

☐ Special Permit – Addition

☒ Sign relocation

☐ 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 of the relocation of the M&T Bank sign which now faces the parking lot to the front of the bank facing Prospect Street. The existing sign over the drive-thru banking window shall remain.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY:

John Kinnear



## VILLAGE DISTRICT CONSULTANT

DATE:

February 27, 2024

APPLICANT:

381 Main Street

Rodier Flowers

MEETING LOCATION:

Town Hall Annex  
Back Lower Level Conference Room

RIDGEFIELD, CT

AAC/VDC

Approved

As NOTED

Date:

2-27-24

Signature

Note:

### 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:

Ms. Jones

APPLICATION:

☐ Special Permit – New Building

☐ Site Plan Approval

☐ Special Permit – Addition

☒ Signs

☐ 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 of the signs as submitted.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY:

John Kinnear

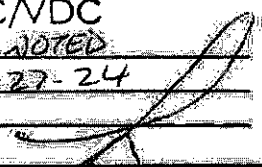


## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** February 27, 2024

**APPLICANT:** 120 Nod Road

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

<b>RIDGEFIELD, CT</b>	
<b>AAC/VDC</b>	
Approved	<u>AS NOTED</u>
Date:	<u>2-27-24</u>
Signature	
Note:	

### AAC MEMBERS:

(Place check next to those who attended)

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

**ALSO PRESENT:** Doug MacMillan

**APPLICATION:**

<input checked="" type="checkbox"/> Special Permit – <i>New Building</i>	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Addition</i>	<input type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

**ACTION:**

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

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends approval of the building with the following comments:

- 1) Has the adjacent neighbor fronting on Nod Road been informed about the building and its location?
- 2) We recommend the planting of an evergreen screen of 8' to 10' tall trees, Norway spruce or equal.

<b>Vote</b>
For approval of recommendations: <u>5</u>
Against approval of recommendations: <u>0</u>

**BY:** John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** February 27, 2024

**APPLICANT:** 113 Danbury Road

Supercuts

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**RIDGEFIELD, CT**

**AAC/VDC**

Approved: AS NOTED

Date: 2-27-24

Signature: \_\_\_\_\_

Note: \_\_\_\_\_

**AAC 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:** Ms. Andrews

**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"/> Sign
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

**ACTION:**

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

**COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS**

The AAC recommends approval of the sign on the building and on the directory as submitted.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** February 27, 2024

**APPLICANT:** 632 Danbury Road

Brick Oven Pizza

**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    ☒ P. Maggi    ☒ S. Schrager

**ALSO PRESENT:** Ms. Ortiz

**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: \_\_\_\_\_

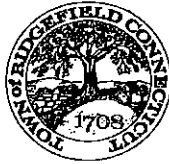
### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends the following revisions to the building plans:

- 1) The chimney exterior should be brick to match the main building.
- 2) The wood ridge beam should be enclosed by an extension of the asphalt shingles roof, or the ridge beam should be removed where it is over the existing building and the structure changed to support the roof without tying to the main roof.
- 3) The freestanding sign was added to which makes it larger than permitted. Remove the top section or apply for a variance.

<u>Vote</u> For approval of recommendations: 5	Against approval of recommendations: 0
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**BY:** John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** February 27, 2024

**APPLICANT:** 39 Cedar Lane

**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    ☒ P. Maggi    ☒ S. Schrage

**ALSO PRESENT:** \_\_\_\_\_

**APPLICATION:**    ☐ Special Permit – *New Building*    ☐ Site Plan Approval  
                          ☐ Special Permit – *Addition*                      ☐ Sign  
                          ☐ Exterior Renovation                      ☒ Other: Demo permit

**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 does not object to the demolition of this building.

We would like to know the reason why the applicant wishes to remove the building which appears to be in good condition.

<u>Vote</u>	
For approval of recommendations: 5	Against approval of recommendations: 0

**BY:** John Kinnear



**TOWN OF RIDGEFIELD**  
Building Department

**Letter of Notice to Demolish a Structure**  
(Pursuant to Chapter 136 of Ridgefield Town Ordinance)

**SEND TO:** Ridgefield Architectural Advisory/Village District  
C/O John Kinnear – Chairman  
99 Cains Hill Rd.  
Ridgefield, CT 06877

Address to be Demolished: 39 Cedar LA

Existing Use of the Property Detached Garage

Size and Age of the Building or Structure to Demolished  
1946 yr 440 SF

Owner of Property Robert Miller

Address: 39 Cedar LA Ridgefield CT 06877  
Street City/Town State Zip code

Assessor's Tax Number of Property to be Demolished D18-0020

Owner's Signature [Signature]

\* NOTE: TO BUILDING DEPT. A LINE SHOULD BE DRAWN  
ASKING THE REASON FOR THE REQUESTED DEMOLITION

Sent Registered or Certified Mail

66 Prospect Street • Ridgefield, Connecticut 06877 • (203) 431-2743