



ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 10, 2017

APPLICANT: 55 Old Quarry Road

3-Story Assisted Living

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

JAN 12 2017

AAC MEMBERS:

(Place check next to those who attended)

☐ S. Benton

☐ J. Clements

☒ J. Goldfluss

☐ J. Heyman

☐ J. Hupy

☒ J. Kinnear

☒ L. Lavelle

☒ G. Lounsbury

Planning & Zoning Commission
Inland Wetlands Board

ALSO PRESENT: Jay Robinson

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

Pre-Application Preliminary Review

The AAC has reviewed the preliminary design development drawing for this proposed assisted living facility and has the following comments:

- 1) The proposed site plan shows many retaining walls. They are a primary feature of this project. We recommend terracing the walls and providing vegetation to reduce the visual impact on the site to residents and neighbors. The material of these walls must be submitted with images of similar installations.

(cont'd)

- 2) The dead-end delivery zone is problematic for snow removal and possible disturbance to residents and neighbors. Is there an alternate solution on the other side of the building?
- 3) The proposed landscape plan specifies small plants and trees which will not provide adequate screening which is most important in the buffer zone to the adjacent condominium neighbors. Consider less grass in outlying areas, low natural vegetation or meadow plants.
- 4) The Building
The elevation facing the condominiums requires additional study to break up the flat institutional façade.
- 5) The space between the top of the windows and the roof soffit should be increased to reflect the characteristics of the traditional style the building alludes to.

The AAC looks forward to the next presentation of this project.

Note: No sign was submitted.

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

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 10, 2017

APPLICANT: 4 Danbury Road
Glass Guys
Conversion of Heated Space to Open Porch

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

JAN 12 2017

AAC MEMBERS:

(Place check next to those who attended)

<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Clements	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input type="checkbox"/> J. Hupy	<input checked="" type="checkbox"/> J. Kinnear	<input checked="" type="checkbox"/> L. Lavelle	<input checked="" type="checkbox"/> G. Lounsbury

Planning & Zoning Commission
Inland Wetlands Board

ALSO PRESENT: Jeff Mose

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
☒ Special Permit – *Construction* ☐ 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 has recommends approval with the following notes:

- 1) Relocate the TV dish to a location not visible from the street.
- 2) Shutters to be sized to window width.

Vote
For approval of recommendations: 4 Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 10, 2017

APPLICANT: 4 Danbury Road

Glass Guys

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

JAN 12 2017

Planning & Zoning Commission
Inland Wetlands Board

AAC MEMBERS:

(Place check next to those who attended)

<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Clements	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input type="checkbox"/> J. Hupy	<input checked="" type="checkbox"/> J. Kinneer	<input checked="" type="checkbox"/> L. Lavelle	<input checked="" type="checkbox"/> G. Lounsbury

ALSO PRESENT: Jeff Mose

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 type="checkbox"/> AAC recommends design approval as noted
<input checked="" 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 requires additional information to review this sign application:

- 1) Provide a proper drawing showing the sign graphics, font, spacing, etc.
- 2) The overall dimensions are consistent with the Town regulations.

Vote	
For approval of recommendations: 4	Against approval of recommendations: 0

BY: John Kinneer



ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 10, 2017

APPLICANT: 137 Ethan Allen Highway

Nod Hill Brewery

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

JAN 12 2017

AAC MEMBERS:

(Place check next to those who attended)

<input type="checkbox"/> S. Benton	<input type="checkbox"/> J. Clements	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input type="checkbox"/> J. Hupy	<input checked="" type="checkbox"/> J. Kinnear	<input checked="" type="checkbox"/> L. Lavelle	<input checked="" type="checkbox"/> G. Lounsbury

Planning & Zoning Commission
Inland Wetlands Board

ALSO PRESENT: Alex Bellina

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:

- 1) The overall height of the sign be reduced 20". The street number can stay centered on the top rail.
- 2) The logo should be to the left of "Nod Hill Brewery" to lower the sign.
- 3) Submit revised drawing to the AAC for review.

Vote	
For approval of recommendations: 4	Against approval of recommendations: 0

BY: John Kinnear