

DATE:	July 24, 201	8 Catter Butolo Cis RECEIVED
APPLICANT:	84 Governor St	reet JUL 2 6 2018
	Affordable Hou	sing BY TOWN CLERK'S OFFICE RIDGEFIELD CT Q+ 3:20 PM
MEETING LOCATI	ON: Town Hall Annex Back Lower Level Conference	e Room
	se who attended) J. Clements L. Lavelle J. Goldfluss G. Lounsbury	☑J. Heyman
ALSO PRESENT:	Steve Zemo	
APPLICATION:	Special Permit – New Building Special Permit – Addition Exterior Renovation	☐Site Plan Approval ☐Sign ☐Other:
ACTION:	□ AAC recommends design approval as noted □ AAC does not recommend design approval □ Additional design studies/information requested □ Other:	
	THE TWO THE AND AND OF PERSON	MMENDED CONDITIONS
First Review	MENTS, EXCEPTIONS AND/OR RECO	WINIENDED CONDITIONS
The applicant submit the applicant's existing adjacent buildings w	red plans for a new affordable housing ag ag affordable housing buildings. The dea thout exactly duplicating them. The external ry difference is below-building parking	sign follows the character of the existing erior materials will match the other
The AAC looks forw	ard to reviewing more detailed drawings	showing materials, window details, etc.
The AAC recommen	ds approval of the building design and si	ting on the property.
Vote For approval of recom	nendations: 5 Against a	pproval of recommendations: 0

BY: John Kinnear



AQT TO THE	3 /			Catew Bert do Osst
DATE:	Jı	uly 24, 2018		RECEIVED
APPLICANT:	62 F	Prospect Ridge		JUL 2 6 2018 BY TOWN CLERK'S OFFICE RIDGEFIELD CT
	Affor	rdable Housing	1	a+ 3:20 PM
MEETING LOCATION	I: Town Hall Annex Back Lower Level	Conference R	oom	
AAC MEMBERS: (Place check next to those			[\]	
	. Clements ☐J. Go Lavelle ☐XG. Lo	ounsbury	L⊠J. Heyman	
ALSO PRESENT:	Steve Z	emo		The second of th
ACTION:	Special Permit – New Special Permit – Addit Special Permit – Addit Exterior Renovation AAC recommends des AAC does not recommed Additional design students.	tion sign approval a nend design ap	p <mark>r</mark> oval	
First Review The applicant submitted the applicant's existing a adjacent buildings withor buildings. The primary of the AAC looks forward	plans for a new affordable affordable housing building the exactly duplicating the difference is below-building to reviewing more detailed approval of the building detailed.	e housing apartrags. The design m. The exterior ng parking resulted drawings show	nent building which follows the charact materials will mat lting in more open wing materials, win	h will be next to ter of the existing ch the other space on the lot.
Vote For approval of recommen	dations: 5	Against approv	val of recommendation	ons: 0

John Kinnear



DATE:	July 24	1, 2018	RECEIVED
APPLICANT:	55 Old Qu	arry Road	JUL 26 2018
	Atria Senior Livir	ng & Memory Care	BY TOWN CLERK'S OFFICE RIDGEFIELD CT Q+ 3.20 PM
MEETING LOCATION:	Town Hall Annex Back Lower Level Conf	erence Room	
	no attended) Clements	•	
ALSO PRESENT:	Bob Mordent	e	
	Special Permit – <i>New Build</i> Special Permit – <i>Addition</i> Exterior Renovation AC recommends design a	⊠Sign - Tem	porary
	AC does not recommend additional design studies/in	design approval	
COMMENTS	, EXCEPTIONS AND/OR RE	ECOMMENDED CONDITION	NS
The AAC recommends app	proval of the sign as submitte	d, with a total height of 10'	above grade.
Vote For approval of recommendation	tions: 5	ninst approval of recommenda	tions: 0

John Kinnear



		SELECTION CONTRACTOR C
DATE:	July 24, 2018	Couldwe But do ass
APPLICANT:	967 Ethan Allen Highwa	RECEIVED
		JUL 2 6 2018
	Hoo Doo Brown Barbeq	RIDGEFIELD CT
MEETING LOCATION	DN: Town Hall Annex Back Lower Level Conference Ro	at 3:20 PM om
AAC MEMBERS: (Place check next to thos	· · · · · · · · · · · · · · · · · · ·	[[]
White the control of	J. Clements	∑J. Heyman
	L. Lavelle	
ALSO PRESENT:	Ed Moran	
		☐Site Plan Approval Sign
	☐ Special Permit – Addition ☐ Exterior Renovation	Other:
	Exterior Renovation	Other.
ACTION:	AAC recommends design approval as	noted
	AAC does not recommend design ap	proval
	X Additional design studies/information	requested
	Other:	
СОММЕ	NTS, EXCEPTIONS AND/OR RECOMMENI	DED CONDITIONS
The applicant submitte 12 sq.ft. per side regula	ed an internally lit freestanding sign, 24 sq.ft. ation. We recommend 15 sq.ft. per side.	each side. This is twice the
The sign is also located	d on state property, contrary to state and town	n regulations.
The AAC does not recincomplete – no site pl	ommend approval of this application as submoto or construction details were submitted.	nitted, and the application is
Vote For approval of recomme	endations: 5 Against approva	al of recommendations: 0

John Kinnear



DATE:	July 24, 2018 Cater But RECEIVED
APPLICANT:	340 Peaceable Street JUL 2 6 2018
	Ridgefield Winter Club Private Club and Skating Rink BY TOWN CLERK'S OFFICE RIDGEFIELD CT RIDGEFIELD CT Oct 3/30 PM
MEETING LOCATION	ON: Town Hall Annex Back Lower Level Conference Room
AAC MEMBERS: (Place check next to the	
Dome	J. Clements □J. Goldfluss □ □J. Heyman L. Lavelle □G. Lounsbury
ALSO PRESENT:	Bud Brown, Valmar, Phil Doyle, Peter Coffin
APPLICATION:	Special Permit – New Building Site Plan Approval
	☐ Special Permit – Addition ☐ Sign
	Exterior Renovation
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

First Review

The applicant presented a very thorough set of plans detailing the proposed facility and site improvements.

Site Plan

- 1) The clubhouse and rink will be in the center of the site. Extensive screening of the facility is proposed, including berms with a 10' solid acoustical fence on top to form an acoustical barrier around the rink. One question is what does the screening look like in the winter since it combines deciduous and evergreen planting.
- 2) Normal access is only from South Salem Road, and the parking lot is well screened.

3) Site lighting: LED full cut-off lights are proposed for the rink on 40' poles. We would like to know where the proposed lights may be seen in place in Fairfield County. Parking lighting is proposed to be LED on 12' high poles.

4) The proposed landscaping plan is sensitive to the site historically and aesthetically, and is

complimentary to the neighboring properties.

5) Site engineering provides on-site retention of all storm water.

6) Lighting and acoustical engineering are not exact sciences, so if the project is built the applicant should agree to remediation of any issues.

The Buildings

1) The main clubhouse is in the shingle style popular at the turn of the 20th century, and well represented in Ridgefield, both in original examples and many new structures in town, both residential and business buildings. The proposed clubhouse square footage is similar to that of many large houses in Ridgefield.

2) The auxiliary structures are styled to complement the clubhouse.

- 3) The AAC would like to see additional studies of the elevations, to finesse the dormers and fenestration more cohesively.
- 4) The design of the clubhouse is compatible with other neighborhood structures.

Vote For approval of recommendations: 5	Against approval of recommendations: 0
	BY:John Kinnear