



ARCHITECTURAL ADVISORY COMMITTEE

DATE: July 24, 2018

APPLICANT: 84 Governor Street

Affordable Housing

Caitlin Butler Asst

RECEIVED

JUL 26 2018

BY TOWN CLERK'S OFFICE
RIDGEFIELD CT
at 3:20 PM

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: Steve Zemo

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

First Review

The applicant submitted plans for a new affordable housing apartment building which will be next to the applicant's existing affordable housing buildings. The design follows the character of the existing adjacent buildings without exactly duplicating them. The exterior materials will match the other buildings. The primary difference is below-building parking resulting in more open space on the lot.

The AAC looks forward to reviewing more detailed drawings showing materials, window details, etc.

The AAC recommends approval of the building design and siting on the property.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

Caitlin Burtis Asst

RECEIVED

JUL 26 2018

BY TOWN CLERK'S OFFICE
RIDGEFIELD CT
at 3:20 PM

DATE: July 24, 2018

APPLICANT: 62 Prospect Ridge

Affordable Housing

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: Steve Zemo

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

First Review

The applicant submitted plans for a new affordable housing apartment building which will be next to the applicant's existing affordable housing buildings. The design follows the character of the existing adjacent buildings without exactly duplicating them. The exterior materials will match the other buildings. The primary difference is below-building parking resulting in more open space on the lot.

The AAC looks forward to reviewing more detailed drawings showing materials, window details, etc.

The AAC recommends approval of the building design and siting on the property.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

Catherine Benton Asst

DATE: July 24, 2018

APPLICANT: 55 Old Quarry Road

Atria Senior Living & Memory Care

RECEIVED

JUL 26 2018

BY TOWN CLERK'S OFFICE
RIDGEFIELD CT
at 3:20 PM

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: Bob Mordente

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
☐ Special Permit – *Addition* ☒ Sign - *Temporary*
☐ 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 of the sign as submitted, with a total height of 10' above grade.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE:

July 24, 2018

APPLICANT:

967 Ethan Allen Highway

Hoo Doo Brown Barbeque

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:

Ed Moran

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 applicant submitted an internally lit freestanding sign, 24 sq.ft. each side. This is twice the 12 sq.ft. per side regulation. We recommend 15 sq.ft. per side.

The sign is also located on state property, contrary to state and town regulations.

The AAC does not recommend approval of this application as submitted, and the application is incomplete – no site photo or construction details were submitted.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear

Carlene Bantolo Asst

RECEIVED

JUL 26 2018

BY TOWN CLERK'S OFFICE
RIDGEFIELD CT

at 3:20 PM



ARCHITECTURAL ADVISORY COMMITTEE

DATE:

July 24, 2018

APPLICANT:

340 Peaceable Street
Ridgefield Winter Club
Private Club and Skating Rink

Caterina Butcher
RECEIVED

JUL 26 2018

BY TOWN CLERK'S OFFICE
RIDGEFIELD CT
At 3:00 PM

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:

Bud Brown, Valmar, Phil Doyle, Peter Coffin

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

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.

(cont'd)

- 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.

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

BY: _____ John Kinnear _____