



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 11, 2018

APPLICANT: 233 Danbury Road

Affordable Housing - Age Restricted

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

SEP 12 2018

Planning & Zoning Commission
Inland Wetlands Board

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: Marty Handshy

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 has the following comments:

- 1) Show trees to be saved.
- 2) Review moving the front parking spaces east of the drive away from the 1st Fl. units.
- 3) Submit plans of the entrance and signage.
- 4) Provide a sidewalk along Danbury Road with Route 35 lanterns.
- 5) Provide a connector to the Parks & Rec trails.
- 6) Provide paths with benches behind the building for occupants.
- 7) Provide (4) trees in front of the building.
- 8) Submit samples of materials.
- 9) Maintain existing screening and stone walls along Danbury Road.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 11, 2018

APPLICANT: 28 Great Hill Road
Affordable Housing
CV Building Concepts, Inc.

RECEIVED

SEP 12 2018

Planning & Zoning Commission
Inland Wetlands Board

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: Mr. Szentkuti

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 has the following recommendations:

- 1) Show the cellar garages on the elevations, and include the cellar plan in the submittal.
- 2) Show all regrading and drainage on the site plan. (around the buildings and driveways)
- 3) Show rebuilding of the existing stone wall at the entrance.
- 4) The property abuts conservation land and the applicant said he would be willing to donate the portion of the site not to be developed.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 11, 2018

APPLICANT: 55 Catoonah Street

St. Mary's Church

RECEIVED

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

SEP 12 2018

Planning & Zoning Commission
Inland Wetlands Board

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: Mr. Falotico

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
☒ Special Permit – *Addition* ☐ Sign
☐ Exterior Renovations ☐ 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 additional design studies of the addition's location, and simplification of the elevations.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 11, 2018

APPLICANT: 340 Peaceable Street
Ridgefield Winter Club
Private Club and Skating Rink

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

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SEP 12 2018

Planning & Zoning Commission
Inland Wetlands Board

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

APPLICATION: ☒ Special Permit – *New Building* ☐ Site Plan Approval
 ☐ Special Permit – *Addition* ☐ Sign
 ☐ Exterior Renovations ☐ 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 requested the applicant to review the placement and size of the roof dormers. The applicant submitted a revised dormer elevation which the AAC recommends approving.

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

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 11, 2018

APPLICANT: 139 Ethan Allen Highway

The Hudson Company

RECEIVED

SEP 12 2018

Planning & Zoning Commission
Inland Wetlands Board

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: Mr. Brandfon

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
☐ Special Permit – *Addition* ☒ Sign
☐ Exterior Renovations ☐ 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 as submitted.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear