



VILLAGE DISTRICT CONSULTANT

DATE: September 10, 2019

APPLICANT: 16 Bailey Avenue

Fitguana

RECEIVED

SEP 11 2019

Planning & Zoning Commission
Inland Wetlands Board

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC 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. Vanacker

- APPLICATION:
- Special Permit – *New Building* Site Plan Approval
 - Special Permit – *Addition* Sign
 - 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 as submitted.

The applicant to remove the sign on the front of the building.

Vote For approval of recommendations: 4	Against approval of recommendations: 0
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BY: John Kinnear



VILLAGE DISTRICT CONSULTANT

DATE: September 10, 2019

APPLICANT: 410 Main Street

RPAC Gallery

RECEIVED

SEP 11 2019

Planning & Zoning Commission
Inland Wetlands Board

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

S. Benton J. Clements J. Goldfluss J. Heyman

J. Kinnear L. Lavelle G. Lounsbury

ALSO PRESENT: Ms. Colabella, Ms. Heinen

APPLICATION: Special Permit – *New Building* Site Plan Approval
 Special Permit – *Addition* Sign/Awning
 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 as submitted.

The signage should be centered on the awning.

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

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 10, 2019

RECEIVED

APPLICANT: 100 Danbury Road

SEP 11 2019

Ridgefield Apartments

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)

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

ALSO PRESENT: Mr. Zemo

- 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:
- 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 balustrade on the roof should be 3' tall on a 1' tall base.
- 2) The corner pilasters should be the same width as the existing building's pilasters.
- 3) The reduction in the size of the dormers in the addition of the gable we recommend approval.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 10, 2019

APPLICANT: 5 North Salem Road

New Multi-Family Construction

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: Bennie Wei, Ms. Adams

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

Note: This house is in the Titicus Historic District

The AAC recommends the following:

- 1) The building should be placed at the front of the property with the parking behind. Some of the parking could be accommodated under the building with one-way access to the parking level from the street façade, with a one-way exit from the rear parking along the north side of the building.
- 2) The plans do not show two means of access from the three floors of apartments. Please provide.
- 3) The plans do not show an elevator, which means there are two floors with no handicap access.

(cont'd)

- 4) The plans as submitted are not in context with the surrounding neighborhood, which is a series of turn-of-the-century style of buildings, all in line with the street. All the new buildings in this area have picked up on similar architectural features, creating a coherent streetscape. The design of this building could be modified to provide references to the same style, which essentially gives the impression of a large single-family house.

At the meeting, we referenced the affordable housing building directly across Main Street from Casagmo, and the affordable building at the intersection of Gilbert and New Street, as well as the new affordable building just south of the applicant's property.

- 5) The roof cupola could be eliminated.
- 6) The landscaping plan needs additional review, but the AAC did like the idea of the 6' stone wall at the entrance.
- 7) The AAC recommended using brick on the first story, rather than stone.

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

BY: _____ John Kinnear _____



ARCHITECTURAL ADVISORY COMMITTEE

DATE: September 10, 2019

APPLICANT: 37 Halpin Lane

Ridgefield Theater Barn

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

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

ALSO PRESENT: Pamme Jones

- 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"/> Signs |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> 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:

Freestanding Sign

- 1) Clarify the permitted square footage of a freestanding sign in the zone the building is located in.
- 2) The sign should be 3' above the ground, and provided with marquee-style individual light bulbs.

Building Sign

- 1) The lower section of the building sign should be constructed as a shadow box, with the posters mounted on the back panel, and LED strip lighting on the top and two sides blocked from view by the frame of the glass front panel.
- 2) The top portion of the sign could be lit from a wall-washing style recessed light in the porch ceiling.

The AAC commends the graphic design of the signage.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear

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Inland Wetlands Board



ARCHITECTURAL ADVISORY COMMITTEE

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SEP 11 2019

Planning & Zoning Commission
Inland Wetlands Board

DATE: September 10, 2019

APPLICANT: 233 Danbury Road

Coach Homes at Ridgefield

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

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

ALSO PRESENT: J. Metcalfe

- 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:
- 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 wishes to revise the exterior color of the siding and roofing. The roof will now be GAF weathered wood, and the siding will be vinyl, the color "Rye".

The AAC recommends approval of this revision. The color scheme should blend better with the natural surroundings.

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

BY: John Kinnear