VILLAGE DISTRICT CONSULTANT

DATE: April 9, 2024

APPLICANT: 389 Main Street
Addessi Square LLC

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:
(Place check next to those who attended)
☐ M. Ascher ☐ S. Benton ☒ J. Goldfluss ☒ J. Heyman
☒ J. Kinnear ☐ G. Lounsbury ☒ P. Maggi ☒ S. Schrager

ALSO PRESENT: Duncan Fox

APPLICATION:
☐ Special Permit – New Building
☐ Site Plan Approval
☒ Special Permit – Addition
☒ Sign – vestibule awnings with logo
☐ 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

1) VDC requires photo of the existing building showing the entire addition and adjacent structures.
2) Renderings should accurately show existing conditions and proposed changes.
3) The ‘Envisor’ HVAC screening is appropriate. Show that the specified height will fully screen the equipment left of the addition.
4) Show the full-height window and door detail which is existing but never reviewed by VDC.
5) Proposed signage: We recommend approval of the signage with the recommendation that the description of services be on the glass (not the awnings), both front and back entrances.

Vote
For approval of recommendations: 5
Against approval of recommendations: 0

BY: John Kinnear
VILLAGE DISTRICT CONSULTANT

DATE: April 9, 2024

APPLICANT: 384 Main Street
           Underground Co.

MEETING LOCATION: Town Hall Annex
                  Back Lower Level Conference Room

VDC MEMBERS:
(Place check next to those who attended)
☐ M. Ascher  ☐ S. Benton  ☒ J. Goldfluss  ☒ J. Heyman
☒ J. Kinnear  ☐ G. Lounsbury  ☒ P. Maggi  ☒ S. Schrager

ALSO PRESENT: Maureen Rivard

APPLICATION: ☐ Special Permit – New Building  ☐ Site Plan Approval
            ☐ Special Permit – Addition  ☒ Signs
            ☐ 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 of the signs and façade painting as submitted.

Vote
For approval of recommendations: 5
Against approval of recommendations: 0

BY: John Kinnear
VILLAGE DISTRICT CONSULTANT

DATE: April 9, 2024

APPLICANT: 404 Main Street

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:
(Place check next to those who attended)

☐ M. Ascher
☐ S. Benton
☒ J. Goldfluss
☒ J. Heyman

☒ J. Kinnear
☐ G. Lounsbury
☒ P. Maggi
☒ S. Schrager

ALSO PRESENT: Ashlea Andrews

APPLICATION:
☐ Special Permit – New Building
☐ Special Permit – Addition
☐ Exterior Renovation

☐ Site Plan Approval
☒ Signs
☐ 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 of the signs. The brackets on the Main St. sign should be painted to match the building. The merchandise sold should be on the glass.

Vote
For approval of recommendations: 5
Against approval of recommendations: 0

BY: John Kinnear
ARCHITECTURAL ADVISORY COMMITTEE

DATE: April 9, 2024

APPLICANT: 54 Harvey Road

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:
(Place check next to those who attended)
☐ M. Ascher ☐ S. Benton ☒ J. Goldfluss ☒ J. Heyman
☒ J. Kinnear ☐ G. Lounsbury ☒ P. Maggi ☒ S. Schrager

ALSO PRESENT: Georgi Todorova

APPLICATION:
☒ Special Permit – New Building - chicken coop in front of yard
☐ Special Permit – Addition
☐ Exterior Renovation
☐ Site Plan Approval
☐ Signs, awning
☐ 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 structure as the building is naturally screened from the neighbors.

Vote
For approval of recommendations: 5 Against approval of recommendations: 0

BY: John Kinnear
ARCHITECTURAL ADVISORY COMMITTEE

DATE: April 9, 2024

APPLICANT: 20 West Lane
Willard Lawless

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:
(Place check next to those who attended)
☐ M. Ascher  ☐ S. Benton  ☑ J. Goldfluss  ☑ J. Heyman
☑ J. Kinnear  ☐ G. Lounsbury  ☑ P. Maggi  ☑ S. Schrager

ALSO PRESENT: Willard Lawless

APPLICATION:
☐ Special Permit – New Building  ☐ Site Plan Approval
☑ Special Permit – Addition  ☑ Sign – vestibule awnings with logo
☐ 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 that the color of the vestibule awnings be a dark blue, matching the blue the restaurant uses on menus, etc. We do not have an issue with the stylized letter ‘B’ logo being on the front of the vestibule awnings.

Vote
For approval of recommendations: 5  Against approval of recommendations: 0

BY: John Kinnear
ARCHITECTURAL ADVISORY COMMITTEE

DATE: April 9, 2024

APPLICANT: 91 Danbury Road
Fletcher's Bagels

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:
(Place check next to those who attended)
☐ M. Ascher ☐ S. Benton ☑ J. Goldfluss ☑ J. Heyman
☑ J. Kinnear ☐ G. Lounsbury ☑ P. Maggi ☑ S. Schrager

ALSO PRESENT: Ashlea Andrews

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:

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends approval of the building sign with the suggestion that the size of the lettering be the same or more similar between 'Fletcher's Bagels' and 'Breakfast and Lunch Café'.

Vote
For approval of recommendations: 5 Against approval of recommendations: 0

BY: John Kinnear
ARCHITECTURAL ADVISORY COMMITTEE

DATE:        April 9, 2024

APPLICANT:       635 Danbury Road
                 Roland Hagman

MEETING LOCATION:  Town Hall Annex
                    Back Lower Level Conference Room

AAC MEMBERS:
(Place check next to those who attended)
☐ M. Ascher  ☐ S. Benton  ☒ J. Goldfluss  ☒ J. Heyman
☒ J. Kinnear  ☐ G. Lounsbury  ☒ P. Maggi  ☒ S. Schrager

ALSO PRESENT:       Ashlea Andrews

APPLICATION:         ☐ Special Permit – New Building  ☐ Site Plan Approval
☐ Special Permit – Addition  ☒ Sign - freestanding
☐ 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

No show - APPLICATION WITHDRAWN

Vote
For approval of recommendations: N/A  Against approval of recommendations: N/A

BY: John Kinnear