VILLAGE DISTRICT CONSULTANT

DATE: May 14, 2024

APPLICANT: 22 Catoonah Street

Silly Goose

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: Kate Hasse-MacDonald

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 approves the sign as submitted with the following comments:

1) Sign hardware and attachment to be approved by the Building Dept.
2) Provide a 1” black band on the sign edge.
3) Replace ‘Ridgefield, CT’ with the business website.

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

BY: John Kinnear
DATE: May 14, 2024

APPLICANT: 635 Danbury 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: 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

The AAC recommends approval as submitted with the following comments:

1) Posts should be black.
2) A 2” black border should be added to the sign.
3) If lighting is planned, return to AAC with a plan and fixture specifications.

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

BY: John Kinnear
ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 62 East Ridge

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: Jeff Mose

APPLICATION:
☑ Special Permit – New Buildings
☐ Special Permit – Addition
☐ 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 AAC commends the owner for proposing a project of limited density, and for maintaining the East Ridge streetscape. Following are first review comments:

Site Plan
1) Show how mail and trash will be handled. The AAC recommends minimum disruption to the street frontage; keep the access drive low key.
2) Show site lighting and other site features such as fencing.
3) Show paving materials and walkways.
4) Review screening at the police garage.
5) Patios seem small – could they be larger?

(cont’d)
**Buildings**

1) Consider having the garage doors the same color as the houses. They would take center stage rather than the porches which should be the main feature.

2) Black windows are in vogue but will date the buildings.

3) Will the buildings have basements?

4) Will the driveways be pavers? The rendering shows blacktop.

5) Chimneys must be tall enough to prevent backdraft, which will put out gas logs.

6) Why the board over the garage doors to mount the lights?

7) Check the roof on the west elevation of Building 1.

8) What are the exterior materials, windows and doors for all the buildings?

<table>
<thead>
<tr>
<th>Vote</th>
<th>For approval of recommendations: 5</th>
<th>Against approval of recommendations: 0</th>
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**By:** John Kinnear
ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024
APPLICANT: 90 East Ridge

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: Gillian Sheerin, Jake Muller

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

The AAC will review recommendations for font to be suggested, and John will speak to Jane about details of the sign.

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

BY: John Kinnear
ARCHITECTURAL ADVISORY COMMITTEE

DATE: ________________________
May 14, 2024

APPLICANT: ________________________
137 Ethan Allen Highway

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: ________________________

APPLICATION: ________________________
☐ Special Permit – New Building
☐ Special Permit – Addition
☐ Exterior Renovation
☐ Site Plan Approval
☐ Sign - Freestanding
☐ 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 did not appear at the meeting.

No review

BY: ______________________________________
John Kinnear
DATE: May 14, 2024
APPLICANT: 62 Danbury 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: Jessica Bowen

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 recommends approval of the sign as submitted.

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

BY: John Kinnear
ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 109 Danbury 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: Ian Lewis

APPLICATION:
☐ Special Permit – New Building  ☐ Site Plan Approval
☐ Special Permit – Addition  ☒ Signs
☐ 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 pointed out that the sign regulations provide for one sign per business. Currently an awning sign exists. Adding a second sign will require a variance, or remove the signage from the awning and add one new sign on the wall.

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

BY: John Kinnear
ARCHITECTURAL ADVISORY COMMITTEE

DATE: May 14, 2024

APPLICANT: 17 East Ridge 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. Louns bury  ☐ P. Maggi  ☑ S. Schrager

ALSO PRESENT: Robert & Sarah Hendrick

APPLICATION:
☐ Special Permit – New Building  ☐ Site Plan Approval
☐ Special Permit – Addition  ☐ Sign
☐ Exterior Renovation  ☑ Other: Demolition permit

ACTION:
☐ AAC recommends design approval as noted
☐ AAC does not recommend design approval
☐ Additional design studies/information requested
☑ Other: Demolition approval

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends approval of the demolition of the remains of the home after it received substantial fire damage.

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

BY: John Kinnear