



VILLAGE DISTRICT CONSULTANT

DATE: July 27, 2021

RECEIVED

JUL 29 2021

APPLICANT: 409 Main Street

PLANNING & ZONING
COMMISSION

Deborah Ann Shoppe

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

☒ S. Schrager

ALSO PRESENT: Jeff Mose

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

First Review

- 1) Provide landscaping plans for the entire property - the parking lot especially - and the lower court.
- 2) Rethink the number of ramps required for ADA access.
Note: Ramps to be 1 in 12, not 12%
- 3) Provide bike racks in the rear.
- 4) Provide lighting plans.
- 5) The entry should be the same color as the building trim.

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

RECEIVED

JUL 29 2021

DATE: July 27, 2021

APPLICANT: 23 Danbury Road

Stephanie Weiss Training & Coaching

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 ☒ S. Schrage

ALSO PRESENT:

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 approves the sign as submitted with the one comment to make the background of the sign light gray.

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: John Kinnear

RIDGEFIELD, CT
AAC/VDC
Approved: AS NOTED
Date: 7-27-21
Signature: [Signature]
Note:



ARCHITECTURAL ADVISORY COMMITTEE

RECEIVED

JUL 29 2021
PLANNING & ZONING
COMMISSION

DATE: July 27, 2021

APPLICANT: 65 Peaceable Ridge

Pool and patio in front yard

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 checked="" type="checkbox"/> L. Lavelle	<input type="checkbox"/> G. Lounsbury	<input checked="" type="checkbox"/> S. Schrager

ALSO PRESENT: Mr. Mitchell

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 AAC requests the following:

- 1) The swimming pool in the front yard can be precedent-setting, so must be completely out of view from the street year-round.
- 2) Submit a planting plan showing evergreen screening from the street and driveway.

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

JUL 29 2021

PLANNING & ZONING
COMMISSION

DATE: July 27, 2021

APPLICANT: 38 Danbury Road

Bareburger

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RIDGEFIELD, CT	
AAC/VDC	
Approved	AS NOTED
Date:	7-27-21
Signature	
Note:	

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 checked="" type="checkbox"/> L. Lavelle	<input type="checkbox"/> G. Lounsbury	<input checked="" type="checkbox"/> S. Schrager

ALSO PRESENT: Mr. Paschenko

APPLICATION:

<input type="checkbox"/> Special Permit – New Building	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – Addition	<input checked="" type="checkbox"/> Sign & Awnings
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

ACTION:

<input checked="" type="checkbox"/> AAC recommends design approval as noted
<input type="checkbox"/> AAC does not recommend design approval
<input type="checkbox"/> Additional design studies/information requested
<input type="checkbox"/> Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC recommends approval with the following comments:

- 1) The internal LED lights in the sign should be 3,000K and on a dimmer to adjust brightness.

Vote	
For approval of recommendations: 6	Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

JUL 29 2021

PLANNING & ZONING
COMMISSION

DATE: July 27, 2021

APPLICANT: 71 Ethan Allen Highway

Yankee Doodle Inc.

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 ☒ S. Schrager

ALSO PRESENT: Mr. Halsey and Mr. Whitney

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

Building Sign

- 1) Reduce the size to 25 Sq.Ft.
- 2) Keep colors the same as shown.

Freestanding Sign

- 1) The structure was built without a permit – it is too large. We suggest applying for a variance or rebuilding to regulations.

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: John Kinnear