

ARCHITECTURAL ADVISORY COMMITTEE

DATE: December 14, 2021

RECEIVED

APPLICANT: 34 Bailey Avenue
(mixed use)

DEC 16 2021

PLANNING & ZONING
COMMISSION

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 ☐ S. Schrager

ALSO PRESENT: Mr. Jewell, Patrick Downend

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

1st Review of Project

The AAC has the following comments:

- 1) We commend the applicant for maintaining the essence of a building which was an integral part of Ridgefield's 19th century past.
- 2) Moving forward, this location will be a part of the Downtown Ridgefield experience. The 1st Floor should be retail space accessible from Bailey Avenue. Eventually other Bailey Ave. properties will become retail, and sidewalks will complete the loop to Prospect Street.

(cont'd)

- 3) The new residential building will be 4 floors. The top floor should not be highlighted, but appear as a garret (mansard) roof area. This will significantly reduce the impact of its height without changing the number of units.
- 4) The bricks should be common, similar to the Prospector, old high school, Boys & Girls Club, Town Hall, and most brick buildings in Town.
- 5) Some outdoor space with benches at least should be provided. These units don't even have balconies for fresh air.

We look forward to the next set of plans.

<u>Vote</u>
For approval of recommendations: 5 Against approval of recommendations: 0

BY: _____ John Kinnear _____

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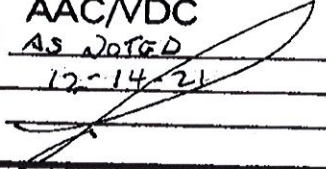


ARCHITECTURAL ADVISORY COMMITTEE

DATE: December 14, 2021

APPLICANT: 209 Old Stagecoach
3-car garage in front yard

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RIDGEFIELD, CT	
AAC/VDC	
Approved	AS NOTED
Date:	12-14-21
Signature	
Note:	

AAC MEMBERS:

(Place check next to those who attended)

☒ M. Ascher ☐ S. Benton ☒ J. Goldfluss ☒ J. Heyman
☒ J. Kinnear ☒ G. Lounsbury ☐ S. Schrager

ALSO PRESENT: Mr. & Mrs. Caviola

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 recommends approval as submitted.

Vote

For approval of recommendations: 5

Against approval of recommendations: 0

BY: John Kinnear