



## VILLAGE DISTRICT CONSULTANT

DATE: March 26, 2019

APPLICANT: 424 Main Street

Organika Kitchen

**RECEIVED**

**MAR 27 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. Riccio

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

**Note:** The applicant submitted a revised sign on Wednesday/March 27<sup>th</sup> reducing the size of the lettering.

The VDC recommends approval as submitted.

#### Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



## VILLAGE DISTRICT CONSULTANT

DATE: March 26, 2019

APPLICANT: 423 Main Street

Ridgefield Running Company

**RECEIVED**

**MAR 27 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. Searfoss

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.

#### Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** March 26, 2019

**APPLICANT:** South Street/Route 7

WPCA Upgrade Facility

**RECEIVED**

**MAR 27 2019**

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)

☐ S. Benton    ☐ J. Clements    ☒ J. Goldfluss    ☒ J. Heyman  
☒ J. Kinnear    ☐ L. Lavelle    ☒ G. Lounsbury

**ALSO PRESENT:** Matt Formica, Mike Vianna, Gregg Yachenko

**APPLICATION:** ☒ Special Permit – *New Buildings*    ☐ Site Plan Approval  
☐ Special Permit – *Addition*    ☐ Sign  
☒ Exterior Renovations    ☐ 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 reviewed the WPCA plans for the 2<sup>nd</sup> time, and have the following comments:

#### Route 7 Site

- 1) The applicant has added a 6' fence on three sides. The fence material was discussed and the applicant will submit various choices, and we recommend that the west side also be fenced 6' high – this is the side seen by all people leaving the various businesses on the property. Landscaping is proposed and we recommend approval of the selected plant material.
- 2) The AAC recommends notifying the adjoining property owners immediately as this pumping station impacts their property and will be perceived as being on their property by the public.
- 3) Site lighting will be provided, but only to be used for night emergencies.
- 4) Since the site will be fenced, gravel was discussed as an alternate to the grass specified, to reduce maintenance.
- 5) The AAC has requested elevations of the site showing all the equipment, and renderings showing what the public will see.

(cont'd)



### South St. Site

- 1) A landscaping plan was submitted, and approval of the plan is recommended.
- 2) Site lighting was reviewed. The plan calls for 25 ' tall poles – this height does not meet Town regulations. Also lighting must not light adjoining properties, which it does as currently designed.
- 3) Building exterior materials were discussed. The AAC would like the applicant to consider other exterior materials. The cast stone product submitted has the appearance of “dated” concrete block. They are considering using this in a thin size, about an inch thick on the existing buildings with “Hardie Plank” at the 2<sup>nd</sup> Floor level – this company’s products are experiencing durability issues and should not be considered for a 50-year life building. For the new buildings they are proposing the cast stone product, full thickness.

The AAC would like the applicant to suggest alternate materials such as common brick, which is used in most of the municipal buildings in town, and is a time-tested building material. It seems like a logical choice. It is also available in thin versions which use the same aluminum mounts that the specified stone system uses. The Sciamiti Construction Company at 650 Danbury Road installed this brick about 8-10 years ago and it has performed extremely well. Sciamiti is a nationwide commercial construction company and they chose the material for their headquarters.

This is the Town's largest project since the school bundle and should be carefully reviewed.

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

BY: \_\_\_\_\_ John Kinnear \_\_\_\_\_



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** March 26, 2019

**APPLICANT:** 59 Ethan Allen Highway

Restaurant

**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:** Joe Chelednik

**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 with the following comments:

- 1) Remove the proposed railing around roof.
- 2) True divided-light windows with permanently attached mullions to be spec'd.
- 3) No A/C units on the roof. Applicant agreed to mount the condensers on the back of the building.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

**BY:** John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

**RECEIVED**

**DATE:** March 26, 2019

**APPLICANT:** 108 Danbury Road

Chase Bank

**MAR 27 2019**  
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)

☐ S. Benton    ☐ J. Clements    ☒ J. Goldfluss    ☒ J. Heyman  
☒ J. Kinnear    ☐ L. Lavelle    ☒ G. Lounsbury

**ALSO PRESENT:** Brian O'Connor

**APPLICATION:**    ☐ Special Permit – *New Building*    ☐ Site Plan Approval  
                          ☐ Special Permit – *Addition*    ☒ Signs – Freestanding & building  
                          ☐ 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 with the following comment:

- 1) Make the vertical dimensions of the main sign 18", not 20".  
(the applicant agreed)

#### Vote

For approval of recommendations: 4

Against approval of recommendations: 0

**BY:** John Kinnear