



VILLAGE DISTRICT CONSULTANT

DATE:

February 11, 2020

APPLICANT:

32 Bailey Avenue

EZ Moving

RIDGEFIELD, CT

AAC/VDC

Approved

Date:

2/11/20

Signature

Room

JOHN KINNAR

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. Zimmerman

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: 3

Against approval of recommendations: 0

BY:

John Kinnear



VILLAGE DISTRICT CONSULTANT

DATE: February 11, 2020

APPLICANT: 398 Main Street
The Lantern

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. Curnan

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.

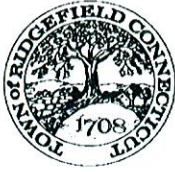
Vote

For approval of recommendations: 3

Against approval of recommendations: 0

BY: John Kinnear

RIDGEFIELD, CT	
AAC/VDC	
Approved	
Date:	2/11/20
Signature	JOHN KINNEAR
Note:	



ARCHITECTURAL ADVISORY COMMITTEE

DATE: February 11, 2020

APPLICANT: Turner Road & Barnum Place

Multi-family Affordable Housing

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RECEIVED

FEB 13 2020

AAC MEMBERS:

(Place check next to those who attended)

☐ S. Benton ☐ J. Clements ☐ J. Goldfluss ☐ J. Heyman

☒ J. Kinnear ☐ L. Lavelle ☐ G. Lounsbury

PLANNING & ZONING
COMMISSION

ALSO PRESENT: Mr. Stein

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 comments from Dec. 10th are still valid, with the exception of:

Building

Comment #2: The applicant has changed the size of a number of the windows.

Landscaping

Comment #3: Additional lighting is now shown on the plan.

A new comment on the landscaping is that more evergreen screening should be installed between Turner Road and the proposed building.

Additional landscaping comments may be forthcoming.

Vote

For approval of recommendations: 3

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: February 11, 2020

RECEIVED

APPLICANT: 34 Bailey Avenue

FEB 13 2020

PLANNING & ZONING
COMMISSION

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: Mr. Downend

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

This is a pre-application review of a proposed project.

Patrick Downend is considering developing the building and property at 34 Bailey Avenue. The building was a grain elevator and warehouse built when the railroad came to Ridgefield around the 1870s, and is an iconic structure in the town. Patrick's thought is to possibly construct a new building further back from the street to allow for sidewalks, street lamps, etc. He proposes that the new building would be in the same silhouette and using the same materials as the existing building. He also would include an addition on the back of the building to provide enough square footage to make the project feasible. The addition would incorporate parking below the building at grade level.

The 1st Fl. facing the street would be retail shops, the upper floors would be apartments. The AAC recommends Patrick take a second look at the existing building – the structure could very well be repaired and saved, and possibly Bailey Ave. is wide enough to include a sidewalk in front of the existing building.

We appreciate Patrick's intent to preserve the character of Bailey Avenue, and if this project moves forward, the remaining properties on the other side of Bailey Avenue may also be developed.

We recommended that Patrick see the restored grain elevator in Wassaic, NY (a hamlet in Amenia, NY).

BY: John Kinnear