



VILLAGE DISTRICT CONSULTANT

DATE: January 10, 2012

APPLICANT: 449 Main Street

Eats on Main (formerly the Perennial Chef)

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> W. Arthur | <input checked="" type="checkbox"/> S. Benton | <input checked="" type="checkbox"/> J. Clements | <input type="checkbox"/> B. Corso |
| <input checked="" type="checkbox"/> H. Dimos | <input checked="" type="checkbox"/> T. Dunphy | <input type="checkbox"/> P. Guzy | <input checked="" type="checkbox"/> J. Hupy |
| <input checked="" type="checkbox"/> J. Kinnear | <input type="checkbox"/> G. Lounsbury | | |

ALSO PRESENT: Hilo Kolaj

APPLICATION:

<input type="checkbox"/> Special Permit – <i>New Building</i>	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Addition</i>	<input checked="" type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> 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 the following:

(Note: The applicant agreed to implement the following recommendations at the meeting)

- 1) There shall be two “Eats on Main” signs on the building rather than three, one over the Main St. entrance and one over the west elevation entrance (parking lot side).
- 2) Remove the existing orange awnings.
- 3) Do not have any writing describing the menu on the windows.

<u>Vote</u>	
For approval of recommendations: 6	Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 10, 2012

APPLICANT: 91 Danbury Road

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> W. Arthur | <input checked="" type="checkbox"/> S. Benton | <input checked="" type="checkbox"/> J. Clements | <input type="checkbox"/> B. Corso |
| <input checked="" type="checkbox"/> H. Dimos | <input checked="" type="checkbox"/> T. Dunphy | <input type="checkbox"/> P. Guzy | <input checked="" type="checkbox"/> J. Hupy |
| <input checked="" type="checkbox"/> J. Kinnear | <input type="checkbox"/> G. Lounsbury | | |

ALSO PRESENT: Patrick Downend

APPLICATION:

<input type="checkbox"/> Special Permit – <i>New Building</i>	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Addition</i>	<input checked="" type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> 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

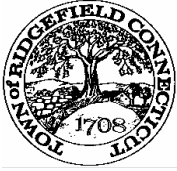
The AAC commends the applicant on the improvements he has made to the building and site.

The AAC recommends:

- 1) The stone base shown under the freestanding sign is not required. Just provide stone bases for the two posts.
- 2) The overall height of the sign shall remain as shown at 7'-6".
- 3) The typeface shall be as shown on the drawing. It is recommended that upper & lower case be used, as it is most readable.
- 4) The uplights shall be shielded so as to direct the light to the sign only.

<u>Vote</u>	
For approval of recommendations: 6	Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 10, 2012

APPLICANT: 90 Danbury Road

Starbucks

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> W. Arthur | <input checked="" type="checkbox"/> S. Benton | <input checked="" type="checkbox"/> J. Clements | <input type="checkbox"/> B. Corso |
| <input checked="" type="checkbox"/> H. Dimos | <input checked="" type="checkbox"/> T. Dunphy | <input type="checkbox"/> P. Guzy | <input checked="" type="checkbox"/> J. Hupy |
| <input checked="" type="checkbox"/> J. Kinnear | <input type="checkbox"/> G. Lounsbury | | |

ALSO PRESENT: _____

- APPLICATION:**
- | | |
|---|--|
| <input type="checkbox"/> Special Permit – <i>New Building</i> | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Special Permit – <i>Addition</i> | <input checked="" type="checkbox"/> Sign |
| <input type="checkbox"/> Exterior Renovation | <input checked="" type="checkbox"/> Other: <u>Seating area to the rear of the building</u> |

- 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

Note: The applicant did not send a representative to this meeting but will be represented at the P&Z meeting.

The AAC has the following comments:

- 1) The new signage is very similar to the existing, with the addition of the corporate logo behind the storefront glass.
- 2) The AAC requests clarification as to whether or not the signs are lighted, and if so, how.
- 3) Rear Elevation: The new sign appears to be the correct size for the location.
- 4) The additional outside seating area as shown will not impede pedestrians using the sidewalk, and will be a nice addition to the rear façade of this building.

<u>Vote</u>
For approval of recommendations: 6
Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 10, 2012

APPLICANT: 100 East Ridge

The Chef's Warehouse

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

<input type="checkbox"/> W. Arthur	<input checked="" type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Clements	<input type="checkbox"/> B. Corso
<input checked="" type="checkbox"/> H. Dimos	<input checked="" type="checkbox"/> T. Dunphy	<input type="checkbox"/> P. Guzy	<input checked="" type="checkbox"/> J. Hupy
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury		

ALSO PRESENT: William J. Kennedy

APPLICATION:

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

ACTION:

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

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The applicant stated that he received information from Rudy Marconi that the Town may be receiving funds to restore the portico to its original design, so the applicant at this time is not going to put a sign on the existing portico.

The AAC did review the applicant's submission since the signage will be similar on either the restored portico or the existing portico.

The AAC has the following comments:

- 1) The lettering should be black, not red. We make this recommendation for the following reasons:
 - a. The building is in a residential zone, and the red is very commercial looking.
 - b. The red color does not work with the color of the brick.

(cont'd)

- 2) The size of the letters should be scaled down to match the drawing that was presented in 2008 showing the restored portico design.
- 3) The corporate logo should be omitted as it is a commercial feature, not appropriate on this building or in this residential area.
- 4) The AAC recommends including the number "100" above the transom, under the portico.

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: _____ John Kinnear _____



ARCHITECTURAL ADVISORY COMMITTEE

DATE: January 10, 2012

APPLICANT: 593 Main Street

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

<input type="checkbox"/> W. Arthur	<input checked="" type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Clements	<input type="checkbox"/> B. Corso
<input checked="" type="checkbox"/> H. Dimos	<input checked="" type="checkbox"/> T. Dunphy	<input type="checkbox"/> P. Guzy	<input checked="" type="checkbox"/> J. Hupy
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury		

ALSO PRESENT: _____

APPLICATION:

<input type="checkbox"/> Special Permit – <i>New Building</i>	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Addition</i>	<input checked="" type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input checked="" type="checkbox"/> Other: <u>Pre-filing review</u>

ACTION:

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

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The applicant made a presentation of two alternate schemes for the proposed affordable housing project. This is a preliminary review prior to filing a formal application.

Scheme I

This scheme proposes a 200 ft. wide 2-storey building which is obviously apartments, with parking between Main St. and the building.

- 1) With the exception of the CVS shopping center, there is no parking on Main St. between the street and building from Joes' corner to the Wilton line. The AAC strongly recommends that there not be parking in front of the building as shown on this scheme. This would set a precedent which would forever change the character of the Town.

(cont'd)

- 2) The length of the building would also be precedent-setting, as it would be the widest building on Main St., including both commercial and residential structures.
- 3) The AAC does not recommend this approach to the development of this property.

Scheme II

This scheme proposes the parking behind the building. This proposed building is a 3-storey structure with 2-storey wings to the right and left.

- 1) By placing the parking behind the building, the character of Main Street's broad lawns in front of the residential structures is preserved.
- 2) Adding the 3rd Fl. substantially reduces the overall width of the building, and it can be designed to have the appearance of a large Main. St. residence. The 3rd Fl. can have apartments within a gambrel roof, similar to the new house just to the south of this property and similar to a number of houses on the east side of Main St. near the fountain.
- 3) The AAC recommends the site plan with the parking behind the structure and the Main St. façade having the appearance of a single family residence. This approach would have the least impact on the character of Main St.

<u>Vote</u>
For approval of recommendations: 6
Against approval of recommendations: 0

BY: _____ John Kinnear _____