



VILLAGE DISTRICT CONSULTANT

DATE: December 13, 2011

APPLICANT: 29 Prospect Street

Ridgefield Supply

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

ALSO PRESENT: Bennett Fletcher

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 type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input checked="" type="checkbox"/> Other: <u>Fence</u>

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 that the applicant may wish to address the relationship between their building and the street, so that the property will be more accessible to pedestrians. Prospect Street is an important part of the Village, and with the Library expanding and the Playhouse about to be reopened, Ridgefield Supply has an opportunity to integrate itself more positively into the Village. By reconfiguring the chain link fence, the front doors of the building could have direct access from the street, still allowing the fence to protect the lumberyard property.

- 1) We would recommend that a walkway be provided from the sidewalk to the entrance doors that face Prospect Street. Sections of the proposed fencing could accent this new walkway, and benches could be provided adjacent to this new walk.
- 2) The VDC does not recommend building a small section of vinyl fence in front of the existing fence. It obviously becomes a product display unrelated to any other features of the property and streetscape.

ARCHITECTURAL ADVISORY COMMITTEE

DATE: December 13, 2011

APPLICANT: 1 Ethan Allen Hwy

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

ALSO PRESENT: Mark Keough

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>Parking Lot Lighting</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 AAC has the following comments regarding this application:

- 1) The sign should be 10' tall, not 12', and the light pole should be no more than 14' tall.
- 2) The applicant should submit more detailed plans showing the construction of the sign including the materials, the depth of the sign, and indicate whether the top of the sign is a roof or a continuation of the sign panel itself. The drawings submitted do not give enough information.
- 3) The number '1' which is part of the address, should be on the brick base so it reads "1 Ethan Allen Highway".
- 4) The applicant should submit complete information about the lighting fixture, including photographs of the fixture which show the base, pole, crossbar and fixture.

(cont'd)

5) The applicant should revise the plan of the lighting so that there is not a light fixture adjacent to the sign, and we recommend that the lighting be more equally spaced along the street.

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: John Kinnear