



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 11, 2011

APPLICANT: 824 Ethan Allen Hwy

Golf Performance Center

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 type="checkbox"/> B. Corso |
| <input 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: Lynn Morse

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 makes the following comments and recommendations:

Building

- 1) The plans should show the existing building and proposed modifications to the interior layout (both floors), and the exterior.
- 2) There seems to be egress issues with the layout of the ground floor as shown.
- 3) The AAC recommends that the applicant revise the elevations of the building to incorporate a gable roof and more traditional facades, and consider using Hardy plank clapboard on the structure. The applicant should also incorporate the existing building as part of the overall design.
- 4) We recommend that the applicant redesign the west elevation facing Route 7 to take better advantage of this primary exposure.

(cont'd)

Site Plan

- 1) This is a very large addition to the existing building, and we have concerns that there will be adequate parking to handle the increased staff and number of people using the facility.
- 2) The applicant states that new lighting for the driving range and parking area is part of the application. He states that the new lighting will not direct-light onto Route 7 as it does currently, and the new lighting will be directed downward and not light the sky as it currently does. The applicant has not submitted plans for this lighting to date.
- 3) Landscaping: the AAC recommends screening along Route 7 with white pine to block the view of the ground netting which is extremely unattractive.
- 4) The AAC recommends planting in the parking lot that will conform to the Town's regulations regarding the number of trees required.

The applicant expects to have revised plans for the AAC to review at our next meeting.

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