



VILLAGE DISTRICT CONSULTANT

DATE: March 9, 2010

APPLICANT: 449 Main Street

The Perennial Chef

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

S. Benton

J. Kinnear

W. Arthur

P. Guzy

H. Dimos

G. Smith

S. Benson

G. Lounsbury

ALTERNATES:

ALSO PRESENT: (Applicant not present)

APPLICATION: Special Permit Site Plan Approval Sign

Exterior Renovation Other: Awning

ACTION: VDC recommends design approval as noted

VDC does not recommend design approval

Additional design studies/information requested

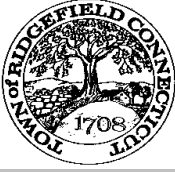
Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The VDC recommends approval of the signs and awning as presented.

<u>Vote</u>	
For: 4	Opposed: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: March 9, 2010

APPLICANT: 746-748 Danbury Road

BMW of Ridgefield

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

S. Benton

J. Kinnear

W. Arthur

P. Guzy

H. Dimos

G. Smith

S. Benson

G. Lounsbury

ALTERNATES:

ALSO PRESENT: Ed McGill, Phil Clark

APPLICATION: Special Permit Site Plan Approval 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 overall design of the building has many good features including the owner's intent to apply for a high Leed's certification. We have asked the client to provide some additional studies of the tower element and the south elevation.

South Elevation

1. The south elevation is going to be the view most people will see, and as such the location of windows and doors should be well balanced. We also suggest adding more windows at the 2nd Fl. height to create a horizontal band, and help relate this elevation to the west elevation which faces Route 7.
2. The AAC suggests that the panel joints align with all the windows and doors.
3. There should be a definite break between the driveway and the building, ideally done with grass and/or planting material.

West Elevation

1. The AAC approves of the 2-story glass wall, and the strong horizontal fascia at the roof line of this elevation, but we find the tower on the south corner to be incongruous with the rest of the design, and would like to see some additional studies without the massive overhanging flat roof.

(cont'd)

Site Plan

1. The AAC recommends that the parking shown against the west elevation of the building be moved to the other side of the drive so as to provide a grass area in front of the showroom. This will allow more visibility of the cars displayed in the showroom.
2. The AAC recommends that the tree planting areas in the parking lot be at a minimum 9' wide to allow for healthy growth of the trees.
3. The plan shows five large concrete rings to display cars adjoining the property line on Route 7. We're concerned that parking cars here may create a site line hazard to the north for people exiting the dealership.

Vote

For: 4

Opposed: 0

BY: _____ John Kinnear _____