



VILLAGE DISTRICT CONSULTANT

DATE: July 13, 2010

APPLICANT: 368 Main Street

Wells Fargo (former Wachovia)

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

S. Benton

H. Dimos

J. Kinnear

G. Lounsbury

G. Smith

ALTERNATES:

W. Arthur

S. Benson

J. Clements

P. Guzy

ALSO PRESENT: P. Fritz, J. Ambrosi

APPLICATION: Special Permit Site Plan Approval 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

Representatives of the Wells Fargo company presented signage with the intent to replace signs from the former Wachovia Bank. The Wachovia Bank signs pre-date the VDC, and do not conform to present sign regulations.

We reviewed each proposed sign, and provide the following recommendations:

- 1) A free-standing sign on Main St., perpendicular to the building:
The VDC recommends maintaining the sign structure with the split pediment, with the addition of a white crossbar below the sign to provide for a white frame on all sides. This sign shall not be illuminated.
- 2) The freestanding sign in the parking lot:
We recommend that the existing 14' tall pylon sign be eliminated, and replaced with a monument-style sign close to the ground. Please note our sign regulations only provide for one freestanding sign per property, and if this sign is approved it would be an

exception to the regulations. The client asked that the sign be internally lit. We explained that the light can only be visible through the Wells Fargo letters, and the red background must be opaque (no light visible in the red field). We also explained that our regulations provide for 12 Sq.Ft. per side, and any sign larger will have to be approved by Planning & Zoning as an exception to the regulations.

- 3) Wells Fargo has also proposed an internally lit sign on the rear elevation of the building that is approx. 17' long x 1½' tall (26 Sq.Ft) and school bus yellow. This sign would dominate Main Street, completely overpowering the view of St. Stephen's Church, the town clock, etc. The VDC considers this sign much too large and too bright, and recommends either a much smaller unlit sign or no sign on the building, especially if the Commission approves the parking lot freestanding sign.

The VDC has asked the Wells Fargo people to resubmit their proposed signage.

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

BY: _____ John Kinnear



VILLAGE DISTRICT CONSULTANT

DATE: July 13, 2010

APPLICANT: 384 Main Street

Rodier Flowers

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

S. Benton

H. Dimos

J. Kinnear

G. Lounsbury

G. Smith

ALTERNATES:

W. Arthur

S. Benson

J. Clements

P. Guzy

ALSO PRESENT: Mary Jones

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 awning and signs as submitted.

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

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: July 13, 2010

APPLICANT: 90 East Ridge

Venus Municipal Complex – Concession Stand

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

S. Benton

H. Dimos

W. Arthur

S. Benson

J. Kinnear

G. Lounsbury

J. Clements

P. Guzy

G. Smith

ALTERNATES:

ALSO PRESENT: Robert Alicea, Stefano Zandri

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 AAC recommends approval of this design.

Any changes in design and/or materials must be presented to the AAC prior to construction.

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

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: July 13, 2010

APPLICANT: 613 Main Street

Adaptive Reuse and Affordable Housing

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

S. Benton

H. Dimos

W. Arthur

S. Benson

J. Kinnear

G. Lounsbury

J. Clements

P. Guzy

G. Smith

ALTERNATES:

ALSO PRESENT: Patrick Downend

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

Mr. Patrick Downend described his intent for the property. The existing building facing Main St. shall remain as is, with the exception of new windows. We requested Mr. Downend to provide us with elevations and specifications for the windows he plans to use.

Behind the house Mr. Downend plans to build two buildings, each with three townhouse apartments. He presented a few renderings of the buildings. The AAC requested that Mr. Downend return with complete drawings of the site and the buildings, as there was not enough information to make any comments about the project.

We also requested that his architect or landscape architect be present at the next meeting.

<u>Vote</u> NO VOTE

BY: John Kinnear