



VILLAGE DISTRICT CONSULTANT

DATE: October 13, 2009

APPLICANT: 3 Big Shop Lane
Terra Sole Restaurant

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

J. Mose

S. Benson

G. Lounsbury

G. Smith

ALTERNATES:

ALSO PRESENT: Lana

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

The VDC voted unanimously to review this application, which was not on the official agenda.

The applicant presented a sign for their new restaurant. The VDC recommends approval of the sign with the following comments:

1. The sign should be located below the two existing gooseneck lights, centered above the two large windows.
2. The sign should have a frame around it, made from 1"x3" boards, and the sign shall be constructed and mounted in such a way that it will not warp.
3. It was recommended that the letter 'S' be raised, as it now appears to be a 'g'.
4. We recommend that the word 'Cheese' be removed, and the sign just say 'Winebar', 'Ristorante'.
5. The sign should be centered between the top of the window and the gooseneck lamps – it should not appear to rest on the window frame.

Note: 'Winebar' should be two words.

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 13, 2009

APPLICANT: 35 South Olmstead Lane

Pole barn

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

S. Benton

J. Kinnear

H. Dimos

J. Mose

G. Smith

ALTERNATES:

W. Arthur

P. Guzy

S. Benson

G. Lounsbury

ALSO PRESENT: Karen Belardinelli

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 applicant proposes to build a storage building on the property.

The AAC recommends approval of the application as designed, and requested that the building use the same shingles and vertical siding (stained to match the main house).

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 13, 2009

APPLICANT: 59 Ethan Allen Highway

Little Pub Restaurant

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

J. Mose

S. Benson

G. Lounsbury

G. Smith

ALTERNATES:

ALSO PRESENT: Kevin McHugh

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 voted unanimously to review this application, which was not on the official agenda.

The applicant proposes to enclose the outdoor terrace on the south side of the building with an awning and removable side panels.

The AAC recommends the following:

1. The removable side panels should be clear top to bottom, so that the well-executed details of the building are visible, such as the railing around the terrace and the outdoor fireplace, and the windows in the building.
2. The canopy should be black material, not red, so as to not draw attention away from the red shingle roof of the building.
3. The signage 'Little Pub' should be on the vertical edge of the awning, in white letters.
4. The applicant should submit a revised drawing to the office.

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: October 13, 2009

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

J. Mose

S. Benson

G. Lounsbury

G. Smith

ALTERNATES:

ALSO PRESENT: 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

BMW of Ridgefield proposes to demolish the existing showroom and service building, and construct a new showroom and service building incorporating the rear portion of the existing Butler building to the north on the same property.

The applicant stated that the BMW corporate offices want their new showrooms to incorporate strong horizontal design elements and transparency to display the cars.

The AAC has the following comments on the design presented:

1. The north side of the street elevation incorporates the strong horizontal features that we believe BMW is looking for, but the south third of the elevation becomes a 40' tall glass tower with a very heavy projecting roof element supported by large vertical glass fins. This tower breaks away from

(cont'd)

the horizontal design theme of the rest of the building. We request that the applicant do some additional design studies, either eliminating the tower or making it more compatible with the north portion of the street façade.

2. The north, south and east elevations are very simple and straightforward and do not require modification, except for the tower which is part of the south elevation.

BY: _____ John Kinnear _____