



ARCHITECTURAL ADVISORY COMMITTEE

DATE: June 13, 2023

APPLICANT: 750 North Salem Road

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schrager

ALSO PRESENT: Micah Brill

APPLICATION: ☒ Special Permit – *New Building – Solar panels structure*
☐ 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

There was not sufficient information presented to review this project, only a site plan – no rendering or architectural drawings. This structure will be one of the largest building projects in Ridgefield.

We look forward to a comprehensive presentation.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: June 13, 2023

APPLICANT: 20 West Lane

Benjamin Restaurant

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RIDGEFIELD, CT	
AAC/VDC	
Approved	AS NOTED
Date:	6-13-23
Signature	
Note:	

AAC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schrage

ALSO PRESENT: Mr. Lawless

APPLICATION:

<input type="checkbox"/> Special Permit – New Building	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – Addition	<input checked="" type="checkbox"/> Sign - Freestanding
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

ACTION:

<input checked="" type="checkbox"/> AAC recommends design approval as noted
<input type="checkbox"/> AAC does not recommend design approval
<input type="checkbox"/> Additional design studies/information requested
<input type="checkbox"/> Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The Benjamin sign has already been installed. The new sign panel is installed in the existing frame from the former restaurant. The sign is larger than permitted and the applicant has applied for a variance. The first ZBA meeting is in July.

We have no objection to the graphics of the new sign. We recommend changing the fluorescent internal lighting to LED, at no more than 3000K warm white appearance with a dimmer. The sign should be shown on the survey. If the ZBA does not approve the sign, we would need to review the new sign that meets the sign regulations.

Vote

For approval of recommendations: 4

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: June 13, 2023

APPLICANT: 92 Grove Street
Elegant Ridgefield

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

RIDGEFIELD, CT	
AAC/VDC	
Approved: <u>AS-MED</u>	
Date: <u>6-13-23</u>	
Signature: <u>[Signature]</u>	
Note:	

AAC MEMBERS:

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schrager

ALSO PRESENT: Mr. Gerety, Dorothy MacKensky

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 – <i>Awning sign</i>
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

ACTION:

<input checked="" 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 – <i>site plan, rendering with logo</i>
<input type="checkbox"/> Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The applicant presented a rendering showing a sign on the fascia of a black awning at the Grove St. entrance. Other windows will have awnings without signage. The applicant would like to include a logo on the gable over the entrance.

As long as the total square footage does not exceed 25 Sq.Ft., this should be permitted. We would like to see the logo on the rendering, and could review this by e-mail.

The applicant said they would return with a sit plan showing paving and planting.

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

BY: John Kinnear