



VILLAGE DISTRICT CONSULTANT

DATE: June 25, 2024

APPLICANT: 3 Big Shop Lane

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC MEMBERS:

(Place check next to those who attended)

☐ M. Ascher ☒ S. Benton ☒ J. Goldfluss ☒ J. Heyman
☒ J. Kinnear ☐ G. Lounsbury ☒ P. Maggi ☒ S. Schrager

ALSO PRESENT: Scott Yandrasevich

APPLICATION: ☐ Special Permit – *New Building* ☐ Site Plan Approval
 ☒ Special Permit – *Addition* ☐ 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 has the following recommendations regarding the two additions already constructed:

- 1) Remove the A/C unit above the entrance and relocate the sign as previously agreed to.
- 2) Paint the entry vestibule framing and door white to match the trim on the building.
Note: Benjamin Moore makes paint especially for painting aluminum
- 3) The 8'x24' addition: Paint all the aluminum white. Add a gable roof at the same pitch as the roof of the building; remove the round window. The new gable should be cedar shingles stained grey; submit samples. Paint the veneer stone a grey color to match. Show samples of the pull-down panels.

We look forward to seeing drawings and paint samples.

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JUN 27 2024

PLANNING & ZONING
COMMISSION

Vote
For approval of recommendations: 6 Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: June 25, 2024

APPLICANT: 103 Danbury Road

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

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

ALSO PRESENT: Steve Zemo

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 type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input checked="" type="checkbox"/> Other: <u>Interior conversion</u> to 8 apartments

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 AAC makes the following comments:

- 1) Verify the apartments conform to the International Building Code Connecticut Edition, especially regarding light and air. **Note:** *Casement windows have the most open area*
- 2) End units should have additional windows.
- 3) We recommend using induction ranges.
- 4) Condensing units outside units 4 and 5 will be a noise nuisance. Also, how do you provide individual control in each apartment?

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COMMISSION

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: John Kinnear



ARCHITECTURAL ADVISORY COMMITTEE

DATE: June 25, 2024

APPLICANT: 58 Ethan Allen Highway

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

☐ M. Ascher ☒ S. Benton ☒ J. Goldfluss ☒ J. Heyman
☒ J. Kinnear ☐ G. Lounsbury ☒ P. Maggi ☒ S. Schrager

ALSO PRESENT: Juan Julian

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 recommends that the new sign conforms to the measurements and font shown on the attached photo, and that the sign be mounted below the gutter. The window graphics should be the same font as the sign. The phone number should be centered on the lower window.

• *Refer to attached photo*

Resubmit showing the sign below the gutter.

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Vote

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Against approval of recommendations: 0

BY: John Kinnear