



VILLAGE DISTRICT CONSULTANT

DATE: December 10, 2024

APPLICANT: 385 Main Street

Ridgefield Hardware

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC 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 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: Ashlea Andrews

APPLICATION:

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

ACTION:

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

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

Ridgefield Hardware is the oldest retail business in Ridgefield, founded 70 years ago.

The building and sign are an icon on Main Street, and should be considered a cultural landmark in Town. The existing sign should not be removed.

The 'Ace' branding could be done behind the two storefront windows.

We look forward to their next submission.

Vote For approval of recommendations: 6	Against approval of recommendations: 0
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BY: John Kinnear





ARCHITECTURAL ADVISORY COMMITTEE

DATE: December 10, 2024

APPLICANT: 207 Main Street

Jesse Lee Church

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 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: Dan McKee

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 - Freestanding
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

ACTION:

<input 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
<input type="checkbox"/> Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC reviewed the proposed replacement sign with the following comments:

- 1) The sign should be rectangular like the former sign.
- 2) The black border should extend to the edge of the sign without the white space.
- 3) The graphics should be slightly smaller to not crowd the edges of the sign.
- 4) The posts and top should be painted black.
- 5) The sign should clear the support frame by 3", top and sides.
- 6) The sign should be reviewed by the Ridgefield Historic Commission.

Vote

For approval of recommendations: 6

Against approval of recommendations: 0

BY: John Kinnear





ARCHITECTURAL ADVISORY COMMITTEE

DATE: _____ December 10, 2024 _____

APPLICANT: _____ 34 Halpin Lane _____

_____ Alternate High School _____

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 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: _____ Jake Muller _____

APPLICATION:

<input checked="" 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 type="checkbox"/> Other: _____

ACTION:

<input 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
<input type="checkbox"/> Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

First Review

The AAC has the following comments:

Site Plan

- 1) As sited, the building should not reduce the 3 dog parks after construction.
- 2) Provide enough parking to accommodate the school and users of the dog park.
- 3) Submit a landscaping plan for review.

(cont'd)

Building

- 1) Simplify the design of the cupola; provide straight hip roof.
- 2) Raise the roof balustrade to 3' high.
- 3) Reduce the amount of brick veneer on the rear and side elevations. Brick should be common red to match the Venus building – no white or black bricks.
- 4) Provide photo-realistic renderings of the building in the site.

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

BY: _____ John Kinnear _____



VILLAGE DISTRICT CONSULTANT

DATE: December 10, 2024

APPLICANT: _____

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

VDC 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 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: _____

APPLICATION:

<input type="checkbox"/> Special Permit – <i>New Building</i>	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Special Permit – <i>Additions</i>	<input type="checkbox"/> Sign
<input type="checkbox"/> Exterior Renovation	<input checked="" type="checkbox"/> Other: <u>Approval of</u> 2025 Calendar

ACTION:

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

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The VDC has approved the 2025 calendar as presented.

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