

Newtown Design Advisory Board

Town of Newtown, Connecticut

Meeting Minutes

Meeting Date: August 23, 2011

Present: Peter Scalzo, Esq., P.H. Architects, LLC, CCA, LLC

Board Members: Donald Strait, Philip Clark

1. Reviewed and discussed Site and Architectural Development Plans for Accessory Equestrian Facility for Taunton Hill Road, LLC, 38 Taunton Hill Road, Newtown, Connecticut.

The Board was presented with two proposed structures, a 24,500 S.F. interior horse arena, and a 17,400 S.F. horse stable structure.

A. Site Comments:

- 1) The overall project seems to be of very high quality and would be an asset to the neighborhood under the right conditions.
- 2) The buildings seem extremely large and out of scale for this neighborhood.
- 3) It is hard to see this as an accessory use. This could be sold and become a future commercial riding academy in the middle of a residential area.
- 4) Specifically, we recommend the driveway and loading zone be pulled away from the north property line further than the twenty feet planned. The buffer along the property line here should be at least thirty feet wide.

B. Architectural Comments:

- 1) The proposed buildings are aesthetically pleasing and complements the surrounding area.
- 2) The ridge line is 45 feet above grade, and with such a large footprint, will certainly stand out. The architect was able to minimize the massiveness of the roof structure by adding dormers and covered terraces along the outside perimeter of the indoor arena.

The Design Advisory Board approves the architectural design of the submitted project.

Respectfully submitted,

Philip Clark, AIA
Member