

Newtown Design Review Board

Town of Newtown

November 20, 2013

Attendees: Christopher Hottois– Flint Ridge Development, LLC
Alan Shepard, P.E. – Nowakowski, O’Bymachow, Kane & Assoc.
Louis (Bob) Segneri – Excelsior, Inc.
Philip Clark – Member
Donald Strait - Member

RE: **Flint Ridge Development, LLC**
6 Washington Avenue, Sandy Hook, CT

The meeting was held at 6:00 PM on November 20, 2013 in Meeting Room 3 of the Municipal Center to review the architectural design of a proposed office and retail building at 6 Washington Avenue, Sandy Hook, CT.

The proposed project consists of three buildings.

The building closest to the street is a new two-story Victorian Farmhouse style building, which is replacing a two-story colonial structure which, apparently, could not be saved.

This new structure is under construction. The overall appearance of the building fits nicely into the architecture of Sandy Hook. The applicant is proposing using durable building materials like hard, plank horizontal siding, architectural shingles and Azek trim.

The other two buildings are not yet under construction and are both proposed to be two-story, mixed-use occupancies with a farmhouse barn flavor of architecture. Again, the DAB believes both buildings will represent the spirit of Sandy Hook community and will fit in well with the surrounding architecture.

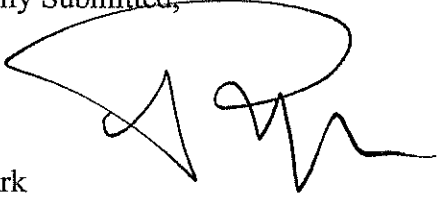
Vertical rough sawn cedar wood siding is proposed as well as architectural shingles (or possibly cedar). The applicant also proposed overhangs with copper standing seam roofs.

The DAB would make three recommendations to the project:

1. We would suggest the off-centered cupola on the rear building be centered. The Applicant agreed to make this change.
2. Due to site constraints, the dumpsters will be located in view of the road. The DAB asked the Applicant consider an attractive trash enclosure made from cedar or another durable material. The Applicant agreed.
3. The new windows already installed in the front building are the type where the grilles are just metal pieces “sandwiched” between the outer and inner panes of glass. If they were not already installed, the DAB would object to their use. A true divided lite or simulated divided lite would be

recommended in order to keep with the integrity of the design district. The Applicant agreed to use the simulated divided lites in the two buildings not yet built.

Respectfully Submitted,

A handwritten signature in black ink, consisting of a large, sweeping loop at the top, followed by several sharp, downward-pointing strokes and a final horizontal line extending to the right.

Philip Clark
Newtown Design Review Board