

3 PRIMROSE STREET  
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**TOWN OF NEWTOWN  
DESIGN ADVISORY BOARD**

MINUTES

Tuesday, March 15, 2022 at 7:00 p.m.  
Shared Meeting Room 3, Municipal Center  
3 Primrose Street, Newtown, CT

**Present:** George Daniels, Agni Kyprianou

**Absent:** Peter Cloudas, Brook Clark

**Also Present:** Helen Fahey, Clerk

Ms. Kyprianou called the meeting to order at 7:06 p.m.

**Applications**

**Application by Michael Burton for a property located at 24 Glen Road as shown in a drawing titled, “Town House Apartments, 24 Glen Road, Sandy Hook CT”.**

Michael Burton, 107 Glen Road, introduced his project which consists of three buildings. The existing building (Main House) is a late 1800s Victorian Style building that Mr. Burton plans to preserve and enhance with an addition. The second building (Carriage House) is two stories, the site slopes uphill so it will have ground level and upper level access. The third building (Townhomes) will have 6 townhomes and mimic the Victorian Architecture of the main house. The buildings will have light gray hardy plank siding, white azek trim, and metal roofing over the porches. The existing retaining wall will be replaced and covered in stone veneer.

Ms. Kyprianou asked if the veneer will be natural stone. Mr. Burton said it will be real, thin cut stone.

Ms. Kyprianou asked what material the walkways will be and Mr. Burton said red brick stampcrete to match the existing Sandy Hook Streetscape.

Mr. Daniels asked if the carriage house would have Victorian architectural details. Mr. Burton explained the intent is to have that building match the colonial architecture throughout the neighborhood.

Ms. Kyprianou expressed concern with the look of the carriage house. She said because the second-floor entrance is in the back, the front of the carriage house looks like the back of a building.

Ms. Kyprianou asked if there will be any building signage or lamp posts. Mr. Burton said there will be 14ft utility light poles coming up the driveway and signage at the entrance similar to his other projects like at 102 Church Hill. Ms. Kyprianou suggested using light poles that match the Sandy Hook style at the front of the property. Mr. Daniels agreed.

Ms. Kyprianou and Mr. Daniels suggested the following changes:

1. Cover the foundation of the Carriage House building in stone veneer.
2. Change the first four lampposts to be in line with downtown Sandy Hook's lighting. The four lampposts include adding two that anchor the driveway.
3. Add lower pathway lighting that is similar in style to the Sandy Hook lampposts to the walkway that is parallel and closest to Glen Road.
4. The architecture of the townhomes should be in line with the Main Victorian-style house including corbels and dental molding.
5. Increase the size and/or amount of the proposed windows on the second floor of the Carriage House in order to avoid the front façade looking like a building rear.
6. Provide the Design Advisory Board a sample of the building signage

**Application by Robert Sherwood for a property located at 35 South Main Street as shown in a document titled, "Town Walk Residences on South Main, 35 South Main Street, Newtown, CT".**

Robert Sherwood, landscape architect, Brookfield, presented his new plans. Mr. Sherwood explained that he made the pitch of the 2-story building about 2ft steeper because it looks more residential. He also added a hip roof on the edges of the building to bring down the scale from the side. The building will have stone veneer entrances, standing board and batten, and architectural shingles. Two cupolas were added to the plans as well.

Mr. Daniels asked if the building will have full vertical siding or just in the gables, Mr. Sherwood said full.

Ms. Kyprianou suggested that Mr. Sherwood keep the color of the building white to accent the stone.

Mr. Daniels suggested introducing stone veneer to the ends of the garage bays that face the road. Mr. Sherwood agreed, he said he would add water table stone veneer and windows.

Mr. Sherwood shared lighting samples that will be used on the garage and the walkways including 12ft light poles and bollards along the walkway. Ms. Kyprianou recommended adding scones to the front entryway and to switch out the modern bollards to something more colonial in style.

Ms. Kyprianou brought up the free standing stone wall along the South Main Street side of the property that was recommended in Mr. Sherwood's previous application. She would like to still see that in this application. Mr. Daniels agreed.

Mr. Daniels asked if there will be basements and Mr. Sherwood said no the building will be slab on grade.

Mr. Daniels asked what material the walkways will be. Mr. Sherwood said the front walk will be paver.

Ms. Kyprianou and Mr. Daniels suggested the following changes:

1. Keep the color of the building white to accent the stone veneer.
2. Add a free standing stone wall along the South Main Street side with a massing at the southwestern corner and display the street number on it per the January 4th meeting.
3. Where board and batten are proposed, add it to the bottom of the building or bumped out section.
4. Add decorative scones to mark the front entrance along with landscape lighting (i.e. lamp posts and surface mounted exterior fixtures) that is in line with Colonial Architecture.
5. Add stone veneer and windows to the garage gable ends that are visible from South Main Street.

### **Appointment of Alternate Member**

Ms. Kyprianou moved to table the appointment of an alternate member to the next meeting. Mr. Daniels seconded. All were in favor and the appointment was tabled to the next meeting.

### **Approval of Minutes**

Mr. Daniels moved to approve the minutes from January 4, 2022. Ms. Kyprianou seconded. All were in favor the minutes from January 4, 2022 were approved.

### **Adjournment**

Ms. Kyprianou made a motion to adjourn the meeting. Mr. Daniels seconded. All were in favor and the meeting was adjourned at 8:40 p.m.

*Respectfully submitted,  
Helen Fahey, Clerk*