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**TOWN OF NEWTOWN  
DESIGN ADVISORY BOARD**

**MINUTES**

Wednesday, November 17, 2021 at 7:00 p.m.  
Shared Meeting Room 3, Municipal Center  
3 Primrose Street, Newtown, CT

**Board members:** Peter Cloudas, Agni Kyprianou, George Daniels, Brook Clark

**Absent:** Frank Caico

**Also Present:** Robert Sherwood, Robert Sherwood Landscape Architect; Helen Fahey, Clerk

Mr. Cloudas called the meeting to order at 7:04 p.m.

**Application**

*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, spoke about his plans to build a 3-story apartment complex on 35 S. Main Street. The top elevation of the building will be 38ft. The main entrance will be on South Main Street with an emergency access entrance on Borough Lane. The building will have a flat roof in the middle but be pitched around it. Mr. Sherwood said there will be heavy landscape buffering with trees planted along the front of the building. Mr. Sherwood said he'd like to put a gate at the emergency access entrance instead of a chain. He plans to give the building some dimension by using different colors and texture.

Mr. Cloudas asked if the sides of the building will be visible from the street and Mr. Sherwood said somewhat. The building will be about 50ft off the property line so it won't be too set back. The building will be a mix of hardy plank, vertical plank and some shake to break up the look. It will stay within the gray color palette. The proposed building will have an angled roof pitch and be flat in some spots with cupola on top.

Mr. Cloudas asked what Mr. Sherwood's driving design focus is. Mr. Sherwood said the location of the lot is on the transitioning edge between the more Colonial/Victorian style homes into more of the commercial district so the building needs to be transitional. That is where the different roof pitches and different colors come in, giving dimension so it doesn't look like a big box. Mr. Cloudas pointed out that this particular design district (South Main Village Design District) focuses on New England style while also keeping consistent with local architecture. He asked Mr. Sherwood what elements in this area will be helping him in guiding his design. Mr. Sherwood said to the south is mostly shopping strip centers and to the north is residential. Mr. Sherwood said he put gable ends in his design to make it appear like it has a steep roof like some

of the old Victorians in town. He also used different material choices so that it doesn't look like one big massive structure.

Ms. Kyprianou asked what the roof material will be and Mr. Sherwood said architectural asphalt shingle, not black, maybe weathered wood or charcoal. Ms. Kyprianou said she liked the layering and using different colors but she would like other views. She said she feels the gray color palette has been overdone in design and encouraged Mr. Sherwood to explore different colors.

Mr. Cloudas said he would have liked to see an aerial map to show where the project is located within the district and a photograph or something to show what is visible from the road. Mr. Cloudas said the Design Advisory Board's focus is what can be seen from the road. He said there are a number of architecturally significant buildings around the site, so the building should be congruent.

Ms. Kyprianou asked if the windows will be black or brown. Mr. Sherwood said he originally had them as white but they washed away in the rendering. Mr. Sherwood said he doesn't want to be too trendy with black and was thinking bronze but he is open to suggestions. He said he likes the look of 2 over 1 because it is a lot brighter from the inside but would consider 8 over 8 or 6 over 6 to match some of that historical design. Ms. Kyprianou suggested that whatever color the windows are to think about matching the gutters. She said bronze would be nice to represent the old days.

Mr. Cloudas said cupolas are seen a lot in town and it is a good element. Ms. Kyprianou agreed that it's a nice addition.

Mr. Cloudas said the double pitch roof looks awkward and doesn't seem to fit into a style. He encouraged Mr. Sherwood to try and move away from the double pitch. Mr. Daniels agreed. Ms. Kyprianou said she understood the addition of the double pitch because it breaks up a very long flat roof. Mr. Sherwood said he was open to the suggestions. Mr. Cloudas told Mr. Sherwood that he could maintain the double pitch roof but to give justification to the Design Advisory Board that it works.

Ms. Kyprianou said the stone is nice around the entry. She asked if Mr. Sherwood had any signage. Mr. Sherwood said he will bring some ideas in, he said he is thinking of a very simple stone sign with subtle street lighting. Mr. Sherwood shared his ideas for the gate at the emergency entrance off Borough Lane. Ms. Kyprianou said the gate was on the modern side. She suggested adding slats to tie into the colonial/federal style.

Ms. Kyprianou asked where the utilities will be. Mr. Sherwood explained it will be a magic pak system. Which is heating and AC built in, the outdoor closets will hold them on each patio. The building will have meters on the side.

Ms. Clark asked if Mr. Sherwood was going to Planning and Zoning to get the third floor approved. Mr. Sherwood explained what approvals were needed from Planning and Zoning. He also shared that five units will be a part of incentive housing.

Ms. Clark said the stretch from the flag pole to the project site has houses that are pretty small and decently set back so she was worried the building will feel like a big apartment. Mr. Sherwood said the houses are probably set back about 80ft where this project will be set back around 50-60ft. Ms. Clark said she would rather see the building look like 3 big houses, this would also tie in better with the bigger houses located up past Ram Pasture. Ms. Clark shared that Main Street in Ridgefield has done a great job at this. Ms. Kyprianou said there are decently large homes up across the general store that have been recently renovated and recommended looking at their design style.

Mr. Cloudas encouraged Mr. Sherwood to look at the South Main Village Design District guidelines and see how he can bring his ideas to this format. Mr. Cloudas asked if Mr. Sherwood would be meeting with the Design Advisory Board again. Mr. Sherwood said he is scheduled to meet with Planning and Zoning on Dec. 2 but he will definitely revise his design and come back.

Ms. Kyprianou asked if the project will continue if Mr. Sherwood doesn't get approved for 3 stories. Mr. Sherwood said while it could be denied the precedent to 3 story buildings have been approved throughout the town. Mr. Cloudas said to think about making the building look or feel like a 2-story by wrapping the lower portion of the building with veneer. Mr. Daniels agreed with adding stone texture around the first level. Mr. Sherwood said he felt that looked heavy and Ms. Kyprianou suggested wrapping a section of the building vertically with stone.

Ms. Kyprianou said because the building is right on Main Street is why they are bringing up these details and Ms. Clark agreed. Mr. Cloudas said there is no other portion of town that has as much historical architectural diversity. He brought up the buildings in Farfield Hills as potential design inspiration. Ms. Kyprianou said red brick would tie in nicely with surrounding buildings and Mr. Cloudas brought up Edmond Town hall and the library.

Ms. Clark asked if Mr. Sherwood had any thoughts on traffic as 27 units is a lot of cars. Mr. Sherwood said conducting a traffic study or not would be up to the planning board. Ms. Kyprianou mentioned that Farrell Communities on Washington Ave didn't have much impact on traffic. Mr. Sherwood agreed and said he made sure to put the main entrance off South Main Street to not offend neighbors on Borough Lane.

Mr. Daniels asked what the garages will look like. Mr. Sherwood said they will be 1 story, 12ft wide bays and an 8ft door to open up. It will have a pitched roof and look similar to those in Farrell Communities.

Mr. Cloudas asked how many structures are currently on the property. Mr. Sherwood said there are three; a house, a collapsed barn and a detached garage. 16 Borough is a separate lot and it will remain on the lot.

Mr. Cloudas said the adjacent buildings like the strip mall, Walgreens and the service center across the street all kind of bring down the architecture in the area which gives Mr. Sherwood some wiggle room. Mr. Sherwood agreed the location is a good transitional point. He said he wants the building to exude high quality. Mr. Cloudas asked if the apartments will be affordable. Mr. Sherwood said 5 units will be incentive housing which means 80% of the median income of the town.

Mr. Cloudas said he would like to see more of the Main Street architecture move down the road. He said he is mostly concerned with what can be seen from the streets and suggested a print out of all different angles of the building plus before pictures and proposed renderings for the next meeting.

#### **Approval of the Minutes**

Mr. Cloudas moved to table the approval of the minutes to next meeting. Ms. Kyprianou seconded and all were in favor.

#### **Adjournment**

Ms. Kyprianou made a motion to adjourn the meeting. Mr. Daniels seconded. All were in favor and the meeting was adjourned at 7:53 p.m.

*Respectfully submitted,  
Helen Fahey, Clerk*