

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

**MINUTES**

Wednesday, October 20, 2021 at 7:00 p.m.  
Shared Meeting Room 3, Municipal Center  
3 Primrose Street, Newtown, CT

**Board members:** Frank Caico, Peter Cloudas, Agni Kyprianou, George Daniels, Brook Clark  
**Staff:** Christopher Hottois, Flint Ridge Development LLC; Helen Fahey, Clerk

Mr. Caico called the meeting to order at 7:00 p.m.

**Application**

*Application by Flint Ridge Development, LLC for a property located at 6 Glen Road as shown in a document titled, "Newtown Design Advisory Board, 6 Glen Road (Sandy Hook)".*

Christopher Hottois of Flint Ridge Development, presented the application. The property is roughly 3.1 acres that spans Glen Road and Riverside Road. It is a tiered lot with an 8-10ft height delta between the two lots. The lower lot fronts Glen Road and the upper lot fronts Riverside Road. Mr. Hottois is working with Fred Hurley in public works and Eversource to clean up the utility pole and wires that are in front of the lower lot structure. The garage addition to the right of the main building will be razed and replaced while the barn will be moved to the upper lot. Mr. Cloudas asked if the barn plans will be a part of this project and Mr. Hottois said yes, but so far they only have foundation plans. The design elements are to be determined; the intent is to mimic the existing look of the barn and not substantially change it. Mr. Daniels asked if the barn is currently on a FDN. Mr. Hottois said the barn has a fieldstone foundation that is accessible from the lower level with 2 garage bays underneath. The garage area as well as the area to the right will get converted for parking and the barn will get moved further into the upper lot. The barn will also get an enlarged footprint. There will be installation of a retaining wall to create room for parking. It will be a poured wall with stone veneer that will match the sidewalk wall. Mr. Cloudas asked if the veneer would match the wall at 1 Riverside Road. Mr. Hottois explained that 1 Riverside Road has different style retaining wall. The proposed wall will match the current sidewalk retaining wall to have consistency with the sidewalk wall it is connected too.

Ms. Clark asked if the maple tree on the lot will stay and Mr. Hottois said the tree will be removed but if they can plant other trees they will.

The rear left corner lot line is unusual with a 2ft elevation difference between 6 Glen Road and the driveway of the neighbors to left. Mr. Hottois explained his plan is to use this area for the

HVAC system condensing units and garbage area. If demand dictates, a pad for a dumpster will get poured and fenced in but right now only residential sized garbage cans are anticipated. Mr. Hottois said there is the possibility of building a fence to shield whatever gets put in that spot. Mr. Daniels asked if the lot lines are existing and Mr. Hottois said yes. There will be a parking easement with 1 Riverside Road but no lot line revision.

Ms. Kyprianou asked if the main building and the addition will be one retail space. Mr. Hottois said it will be framed out as two with the potential to be one. Ms. Kyprianou asked how big the space will be. Mr. Hottois said the down stairs main floor is roughly 1,300sq. feet and the addition is roughly 600 sq. feet.

Mr. Hottois showed the rendering of the proposed building that will have a storefront on the lower level. The building will follow a Greek Revival style of architecture. It will have wood SDL windows, cement board hardy plank siding on the main part of the building, shiplap flush mount siding consistent with Greek Revival architecture on the gable and vertical shiplap flush mount siding on the addition. The building will follow a gray scale color palette, Mr. Hottois is unsure of the color palette for the barn at this time but the preference is to gray scale. The doors will be paint grade wood. The main building will have an asphalt shingle roof, the stoop and porch will have a raised metal seam likely bronze in color. The overhead electrical service is something that will get moved. Currently, it comes midline to the right-hand corner of the main building and looks cluttered. It will get moved to go from midline to the left side of the utility pole and to the upper back left corner where the meters will get put. There is the potential for the meters to go in the back of the building. There will be soffit accent lights on the upper soffit to illuminate the façade at night with the plan to mimic that on the addition. The entrances will have recessed light fixtures, the porch and stoop foundations will be stone or brick veneer and the deck of those areas will likely be blue stone. The hand rails will be pipe railing. The side walk coming from the addition will be blue stone and match the surface of the deck on the porch for that structure. The gable of the addition will have a barn light, the height of the light will depend on if there is a tenant interested in putting a sign on that face of the addition. The main building will have a low profile, dual head light fixture to illuminate parking lot at night. The rear entrances will be at grade and serve as the ADA compliant entrances. Mr. Hottois shared the proposed areas for landscaping but did not have plant materials or any details of that nature yet.

Mr. Daniels asked what the height of the wall in the back by the parking spaces will be. Mr. Hottois said 5ft, he explained that any portion of the barn foundation showing will be covered with stone veneer, likely ashlar.

Ms. Kyprianou asked if there are any decorative sconces or lighting going on the building. She also asked who put in the beautiful street light posts throughout downtown Sandy Hook. Mr. Hottois said the town put in the light posts, and he didn't have plans for any sconces. Mr. Caico asked if entryway lighting was needed by code. Mr. Hottois explained that the entrances will

have a dual head light either flush mount or recessed as well as emergency exits that illuminate the landing if the power were to go out.

Mr. Caico asked Mr. Hottois to talk about the streetscape. Mr. Hottois said because the finished floor elevation sits high relative to the streetscape, the plan is bridge the gap with a 3 pronged approach that will include a small landscape wall, boxwoods along the front and panels to get up to the finished floor elevation. Mr. Caico asked about the sidewalk plans. Mr. Hottois explained the building is on sewer, so if the sidewalk gets pulled up during construction to connect utilities it will be replaced to match what's already there. Mr. Caico asked if there are any street lights and Mr. Hottois showed where the two existing light posts are. He said that they may need to get taken down during construction but will get put back up after. Mr. Caico asked what material the driveway will be. Mr. Hottois said asphalt and the curb will match the current granite curbs. Mr. Hottois spoke about wanting to keep the garbage, HVAC area clean for snow piling.

Mr. Daniels asked if there any requirements on parking lot lighting. Mr. Hottois said he doesn't know if there are requirements on it but he pointed out that there will be recessed lights in the stone walls to add illumination on the parking lot.

Ms. Kyprianou asked where the signage will go for the separate business on the right side of the building. Mr. Hottois said there will be a sign blade or it will reside on the side of the building. He explained the front of building is 13ft from road making the front site lines hard to see so the site lines for a sign will be better on the side of the building.

Ms. Kyprianou asked if the color of the building will be dark, and Mr. Hottois reassured her that he and his team will painstakingly make sure the paint is the right shade of gray.

Mr. Caico asked where in the process the project is and what the next plans are. Mr. Hottois said the project only requires administrative approval. Zoning and health have signed off on the plans. The building department and fire marshal are undertaking their review and the approval from Design Advisory Board are what remains.

Ms. Kyprianou asked if the barn will be a retail space and Mr. Daniels asked what the proposed time frame for the barn project is. Mr. Hottois said his main focus is the other building. Regarding the barn, the main concern is the foundation and where utilities will come in. Mr. Hottois and his team are focused on making the interior as flexible as possible because there is no tenant or plan yet other than being a retail business. Mr. Daniels asked where the electric utilities will come in from. Mr. Hottois said electrical service will come in from Riverside Road, the sewer will be gravity fed and the water will come from the lower level.

Mr. Cloudas requested to see the barn plans when they are completed and Mr. Hottois said of course.

Mr. Cloudas made a motion to move forward with the plans as designed and presented. Ms. Kyprianou seconded. All members were in favor.

### **Minutes**

Mr. Daniels brought up the signage on the Country Camper application and Mr. Caico said the application was approved but subjected to come back with changes made to the sign.

Mr. Kyprianou asked if we could follow up on the changes. Ms. Fahey said she would look into it.

### **Adjournment**

Ms. Kyprianou made a motion to adjourn the meeting. Mr. Daniels seconded. All were in favor and the meeting was adjourned at 8:02 p.m.

*Respectfully submitted,  
Helen Fahey, Clerk*