



ARCHITECTURAL ADVISORY COMMITTEE

DATE: February 24, 2026

APPLICANT: 955 Ethan Allen Highway

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> S. Benton | <input checked="" type="checkbox"/> J. Goldfluss | <input checked="" type="checkbox"/> J. Heyman | <input checked="" type="checkbox"/> J. Kinnear |
| <input type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> K. Olsen | <input checked="" type="checkbox"/> S. Schrager | |

ALSO PRESENT: Mr. Cardilla

- APPLICATION:**
- | | |
|---|---|
| <input type="checkbox"/> Special Permit – <i>New Building</i> | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Special Permit – <i>Addition</i> | <input checked="" type="checkbox"/> Signs – Building and freestanding |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> Other: _____ |

- ACTION:**
- AAC recommends approval as noted
 - AAC does not recommend design approval
 - Additional design studies/information requested
 - Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The AAC reviewed the proposed signs submitted for a new business at 955 Ethan Allen Highway. We approve the graphic design of the building sign. The background is to be opaque and the size shall not exceed 25 Sq.Ft. as per Town size regulations. The freestanding sign shall have an opaque background, light only through the letters (the owner said it would be black like the building sign), and the sign must be located by a surveyor, to be 2' from the property line. The sign shall be 12 Sq.Ft. per side as per the Town regulation. A request for larger should be submitted to the Zoning Board of Appeals.

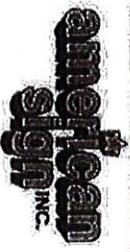
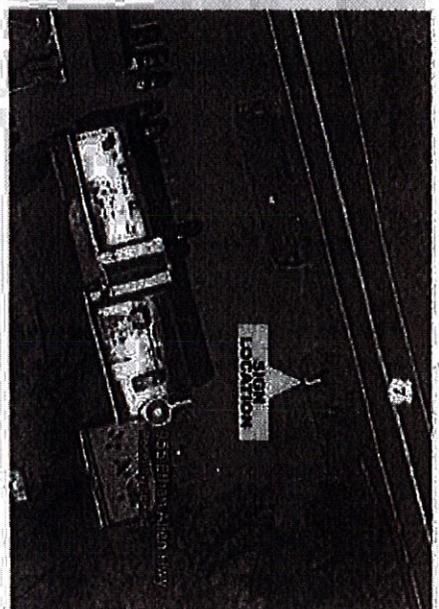
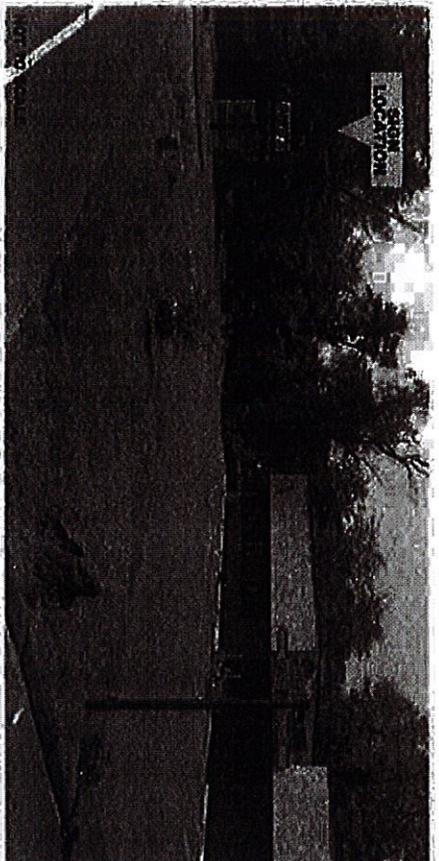
<u>Vote</u>
For approval of recommendations: 6
Against approval of recommendations: 0

RECEIVED

FEB 26 2026

BY: John Kinnear

PLANNING & ZONING
COMMISSION



Project:
 Rikos Pizzo
 955 Ethon Allen Hwy
 Ridgelyfield Ct
 Pylons rev2
 2-13-2026

Date:
 Brian Lato
 Drawn By:

Salesman:

Customer Approval/Signature:

SCALE: NTS

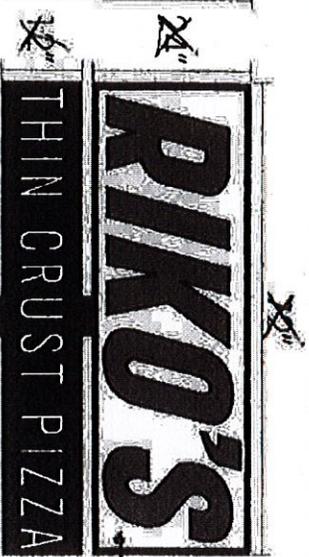


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This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 600.9(A)(1) of the NEC.

This design and engineering is to remain the exclusive property of American Sign Inc. Submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent, or used for any purpose without written consent from American Sign Inc.



ALL COMMENTS
 2/24/2026
 MDM/JM 12 SQ FT PER SIDE
 OPERATE BACK LIKE THE BUILDING SIGN
 NOTES: THE SIGN MUST BE LOCATED BY A SURVEYOR 2' INSIDE THE PROPERTY LINE

Double sided illuminated sign cabinets. Existing monument sign will be removed and new sign will be installed in the same position as existing monument sign.

REVISIONS
 24" x 72" (12 sq ft) "Riko's" lightbox.
 12" x 72" (6 sq ft) "Thin Crust Pizza" light box.
 OAH 10'
 TOTAL 12 SQ FT PER SIDE





ARCHITECTURAL ADVISORY COMMITTEE

DATE: February 24, 2026

APPLICANT: 66 Grove Street

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> S. Benton | <input checked="" type="checkbox"/> J. Goldfluss | <input checked="" type="checkbox"/> J. Heyman | <input checked="" type="checkbox"/> J. Kinnear |
| <input type="checkbox"/> P. Maggi | <input checked="" type="checkbox"/> K. Olsen | <input checked="" type="checkbox"/> S. Schrager | |

ALSO PRESENT: Sarah Dirsra

- APPLICATION:**
- | | |
|--|---|
| <input type="checkbox"/> Special Permit – <i>New Building</i> | <input type="checkbox"/> Site Plan Approval |
| <input checked="" type="checkbox"/> Special Permit – <i>Addition</i> | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Exterior Renovation | <input type="checkbox"/> Other: _____ |

- ACTION:**
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 - AAC does not recommend design approval
 - Additional design studies/information requested
 - Other: _____

COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

2nd Review

The applicant reviewed the plans previously submitted and withdrew the signage from the application. The addition of 2 windows and a door and a 5' tall matte-finish fence with 2 gates enclosing a playground is the scope of work.

AAC has no objections to this work.

<u>Vote</u>
For approval of recommendations: 6
Against approval of recommendations: 0

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BY: John Kinnear

FEB 26 2026

PLANNING & ZONING
COMMISSION