

ARCHITECTURAL
REVIEW BOARD

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TOWN HALL ANNEX
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ARCHITECTURAL REVIEW BOARD

FINDINGS/RECOMMENDATION REPORT

**RE: AMS Acquisitions, 131 Danbury Road
Proposed 208-unit multi-family complex
September 7, 2023 meeting**

SUMMARY:

The Architectural Review Board met to discuss the proposal by the applicants and project professionals, for a proposed 208-unit multi-family complex on property in which the existing building would be demolished. Mr Mitnick and Craig Flaherty and his team presented the proposed development for a complex which included an amenity building in the front of the property and a multi-family building setback further from the road. The design included a four-story, multi-family building podium building with parking underneath, a drop-off area, a central courtyard, a meadow and additional parking and planted walkway along the river, in the rear of the property. The architect presented a palette of building materials that included a standing seam roof, timber (shou sugi ban) siding, a stone foundation, aluminum panels and glass railings and balconies.

GENERAL CONSIDERATIONS:

- The Board was in favor of the smaller scale amenity building and plantings in the front yard and the way in which the amenity building provided a buffer from the road and helped to reduce the impact of the density of the large multi-family building.
- The Board was in favor of the proposed materials and design of both the amenity building and the multi-family building and the proposed landscape composed of primarily native plants.
- A Board member suggested that in the westernmost parking area, which might not be used much for parking, that permeable pavement be considered as a way to soften the edge next to the western wetland park-like area.

Overall, the Board thought that the layout and design of the multi-family complex and landscaping were well designed and that the application was ready to be reviewed by the Planning and Zoning Commission.

September 14, 2023