

Gales Ferry Design Guidelines Draft

v8-6-26

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25

1 Administrative

1. Purpose and Intent

These Design Guidelines are established in accordance with CGS §8-2j to ensure that future development is in harmony with the unique character found within the Gales Ferry Village District overlay. The Guidelines aim to promote sustainable growth while guiding changes thoughtfully and respectfully. They encourage the creation of a pedestrian-friendly environment that includes commercial, civic, and residential spaces, all while protecting the distinctive qualities that define Gales Ferry.

The Design Guidelines:

- (a) Protect the Gales Ferry Village character, landscape and historic structures by regulating new construction, substantial reconstruction and rehabilitation of properties within the overlay that are in view from public roadways, including, but not limited to, (1) the design and placement of buildings, (2) the maintenance of public views, (3) the design, paving materials and placement of public roadways, and (4) other elements that the Commission deems appropriate;
- (b) Apply to the design, relationship, and compatibility of structures, plantings, signs, roadways, street hardware, and other objects in public view;
- (c) Establish criteria by which a property owner and the Commission may reasonably determine what is permitted within the overlay;
- (d) Encourage the conversion, conservation, and preservation of existing buildings and sites in a manner that maintains the historic or distinctive character of the Village District; and
- (e) Are consistent with: ~~(A) The "Connecticut Historical Commission - The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", revised through 1990, as amended; or~~ (B) the distinctive characteristics of the District identified in the current Plan of Conservation and Development.

Ongoing Refinement

These standards are informed by documented historic patterns and may be refined through additional survey and analysis as adopted by the Commission.

2. Applicability

Overlay Zone

The bulk and use requirements for the underlying zoning district remain applicable unless the overlay contains conflicting bulk and use requirements.

1 What Projects Require Review

2 Any proposed new construction, substantial reconstruction, or rehabilitation within the Village
3 District is subject to review. The review process shall evaluate the compatibility of the proposed
4 design with the established character of the district.

5 Elements subject to review include, but are not limited to, building scale, height, location, roof
6 form and treatment, exterior materials, color, landscaping, signage, lighting, and the proportion
7 and arrangement of windows and doors.

8 Visibility Standard

9 These design guidelines apply primarily to building elements and site features clearly visible
10 from public streets, parks, and other public spaces. All such visible features shall be designed to
11 reflect and reinforce the distinctive characteristics of the Village District. The intent is to focus on
12 the public realm while allowing greater flexibility for elements not visible to the public.

13 Admissibility of Alternative Designs and Materials

14 Alternative materials or design solutions may be approved where the applicant demonstrates
15 that the proposed design is consistent with the purpose and intent of the Village District and
16 maintains compatibility with surrounding structures.

17

18 3. Village Character Description

19 The Gales Ferry Village District Overlay encompasses the **historic village core** together with
20 adjoining **commercial, mixed-use**, and **residential areas** that collectively contribute to the
21 broader visual, historical, landscape setting and environmental identity of Gales Ferry.

22 The district is not defined by a single architectural style or period of construction. Rather, its
23 distinctive character arises from the cumulative layering of buildings, landscapes, and
24 development patterns established over multiple centuries of gradual village evolution.

25 Buildings within the district range from eighteenth-century historic structures to twentieth-century
26 residential forms, including vernacular cottages, farmhouses, capes, bungalows, ranch homes,
27 and modest civic buildings. While architectural styles and individual building details vary
28 considerably, the district retains a recognizable sense of place through recurring patterns of
29 scale, spacing, landscape setting, and relationship to the surrounding river and topography.

30 The character-defining features below establish the physical patterns, visual relationships, and
31 development qualities that new construction, substantial reconstruction, and rehabilitation of
32 properties shall respond to.

1 The **historic village core** (R-20 zone) provides the primary reference for village scale and
2 development pattern, while adjoining **transition areas** (Development District zone) are
3 expected to evolve in a manner that reinforces rather than overwhelms the established village
4 setting. This approach ensures that future development harmonizes with the village's defining
5 character, allowing change to occur thoughtfully while preserving the qualities that make Gales
6 Ferry distinct.

The following is a preliminary description of additional residential and distinctive landscape areas currently under study that warrant consideration as part of the broader Gales Ferry Village District overlay. The text is included here to illustrate how the larger village landscape may ultimately be described within the future Village District guidelines.

7 **Surrounding residential areas** (R20 and R40 zones) also interspersed with buildings of
8 distinct historic character, while more mid-20th century suburban in layout, contribute to the
9 village's distinctive landscape setting, contextual viewscape, and continuity of scale, and shall
10 be preserved accordingly.

11

12 A. Defining Character of Gales Ferry Historic Village Core

13 1. Settlement Pattern

- 14 1. The Historic Village Core forms a compact settlement along the Thames River within the
15 relatively flat basin south and east of Clark Cove, framed by the wooded slopes of Mt.
16 Decatur, adjacent hillsides, and the adjoining glacial moraine.
- 17 2. Development is organized primarily along historic roadways associated with the original
18 ferry crossing. Subsequent village growth adopted roughly orthogonal street layouts as
19 the topography permitted.
- 20 3. Building spacing, setbacks, and orientation vary throughout the district, reflecting
21 incremental growth over more than two centuries rather than a single period of planned
22 development.
- 23 4. The village retains a compact, pedestrian-scaled character, with buildings generally
24 maintaining physically close relationships to neighboring structures and public streets.

25 2. Relationship of Setting and Viewscape

- 26 1. The distinctive character of Gales Ferry is strongly shaped by its relationship to its
27 setting and the associated external and internal viewscales.
- 28 2. Although visually nestled within the surrounding natural landscape, the developed village
29 maintains physical and visual connections to Clark Cove, the Thames River, wooded
30 slopes, wetlands, streams, and adjacent agricultural land.
- 31 3. The combination of woodland, mature trees, intermittent river vistas, modest building
32 scale, and historic development patterns creates an intimate village setting that is

distinct from the more open, automobile-oriented character of adjacent commercial corridors.

4. Open agricultural land on the landward side of the village provides important open vistas and contributes to the historic rural setting.
5. Public views of the Thames River occur at selective and historically established locations, while the village offers many internal views framed by mature trees, modestly scaled buildings, and the natural topography.

3. Building Scale and Massing

- Buildings within the historic village vary in age, style, and form, but generally maintain a modest residential and village scale.
- Predominant characteristics include:
 - one- to two-and-a-half-story structures;
 - visually subordinate rooflines;
 - primary building masses accompanied by smaller wings, additions, porches, or accessory elements;
 - building footprints that reinforce incremental rather than monumental development patterns.
- Large uninterrupted building forms, excessive façade length, or visually dominant structures are inconsistent with the established village character.

4. Architectural Expression

- Architectural diversity is a defining characteristic of the district; however, visual continuity is maintained through generally compatible scale, spacing, proportions, and landscape relationships.
- The district contains a broad range of architectural styles and vernacular building traditions spanning multiple centuries of development.
- Character is derived less from stylistic uniformity than from the cumulative relationship between:
 - building scale, roof forms, materials, façade proportions, porches and entrances, landscape setting, and the incremental evolution of structures over time.
- Entrances may face streets, side yards, or corner conditions depending on lot configuration and historical development patterns.
- Wood-frame construction, natural materials, porches, articulated façades, and residentially scaled details are recurring characteristics throughout the district, though not uniformly applied.
- New construction and alterations should reinforce the district's established pattern of modest scale, incremental growth, and contextual compatibility rather than imitate a single historic style or period.

1 B. Defining Character of Transition Areas — Adjoining Commercial and Mixed-Use Zones

3 The Village District overlay includes adjoining commercial and mixed-use areas that developed
4 primarily in the mid-to-late twentieth century, characterized by automobile-oriented site design,
5 large building footprints, and extensive front-yard parking. These areas are intended to **evolve**
6 **over time** to better reinforce the historic village rather than visually or functionally dominate it.

7 1. Transition in Scale and Massing

- 8 • New development and substantial reconstruction should reduce perceived building scale
9 through:
 - 10 ○ Articulated façades;
 - 11 ○ Broken rooflines;
 - 12 ○ Clearly defined primary building volumes.
- 13 • Applied “Colonial” or historic styling alone shall not be sufficient where overall massing,
14 height, or footprint remains incompatible with the historic village.

15 2. Site Design and Parking

- 16 • Large uninterrupted parking fields are identified as a primary adverse visual impact on
17 the Village District.
- 18 • Future development should:
 - 19 ○ Minimize parking between buildings and public roadways;
 - 20 ○ Break parking areas into smaller landscaped courts;
 - 21 ○ Use buildings, landscape elements, or low walls to visually screen parking from
22 streets and historic areas.
- 23 • Pedestrian connections between buildings and to the historic village should be
24 emphasized over vehicular circulation.

25 3. Street and Edge Conditions

- 26 • Buildings in transition areas should reinforce the street edge and define public space,
27 rather than recede behind parking.
- 28 • Reduced mass & scale, roof form & orientation, and façade design & setbacks should be
29 used to establish a gradual visual transition toward the historic village core.

30 4. Views and Visual Relationships

- 31 • Open views across adjacent agricultural land/ open space toward the historic village are
32 recognized as character-defining features requiring protection.
- 33 • New development should avoid blocking or overwhelming existing buildings or vistas.
- 34 • River views located within and further south of the historic village are recognized as part
35 of the broader village setting but do not justify large-scale or visually dominant
36 development within the core village or transition areas.

1

The following section represents a preliminary description of additional residential and distinctive landscape areas that warrant consideration as part of the broader Gales Ferry Village District overlay. These areas are under study and included here to illustrate how the larger village landscape and settlement pattern may ultimately be described within the future Village District guidelines.

2 C. Defining Character of Outlying Residential Areas — Wooded Neighborhoods and River Landscape

4 These areas consist of historic properties dispersed along early road corridors, and later
5 residential neighborhoods extending off these corridors into a distinctive wooded moraine and
6 river-edge landscape. Together they represent the original southern settlement and successive
7 early phases of village expansion that contribute to the broader historical setting of Gales Ferry
8 and its distinctive landscape.

9 Unlike the compact historic village core, these neighborhoods are characterized by a more
10 sub-urban oriented pattern of development in which residential structures are integrated into the
11 landscape rather than replacing it.

12 1. Settlement Pattern and Neighborhood Structure

- 13 • Development within these areas reflects multiple periods of growth, ranging from
14 scattered historic settlement along early roadways to mid-twentieth-century suburban
15 residential neighborhoods.
- 16 • Streets are generally characterized by loops, short segments, and cul-de-sacs rather
17 than an interconnected village grid.
- 18 • Development is organized as discrete neighborhood enclaves embedded within a
19 wooded moraine landscape.
- 20 • Despite variations in layout and periods of construction, residential development is of a
21 modest neighborhood scale compatible with the overall village setting.

22 2. Relationship to Landscape and Natural Features

- 23 • A defining characteristic is the integration of development within the natural landscape
24 rather than the replacement of it.
- 25 • Residential areas are interspersed with and shaped by natural features, including
26 wooded slopes, glacial moraines, rocky outcroppings, wetlands, ponds, streams, and
27 drainage corridors which strongly affect visual character.
- 28 • These natural features create physical and visual separation between residential
29 neighborhoods and adjoining commercial areas even where zoning districts abut.
- 30 • Toward the river edge, the landscape transitions into coves, wooded escarpments, and
31 intermittent open water vistas providing a broader visual connection to the Thames
32 River.

- The combination of woodland enclosure, varied topography, and selective river views creates a distinctive balance between intimacy and openness that is central to the character of these neighborhoods.

3. Building Scale and Residential Character

- Predominantly one- to two-story single-family homes of modest scale, including a broad range of residential forms and periods of construction, including historic houses, vernacular cottages, capes, ranch homes, bungalows, split-level homes, and other mid-twentieth-century residential types.
- Architectural styles are varied, ranging from 18th and 19th century styles and early to mid-twentieth-century residential construction, with limited formal stylistic cohesion yet following New England traditions.
- The overall character is defined by consistency of modest scale, spacing, and landscape setting rather than architectural uniformity.
- Buildings are typically situated within landscaped or wooded lots, with less emphasis on formal street enclosure than within the historic village core.

4. Historical and Cultural Associations

- These areas reflect both the original southern settlement of Gales Ferry Village and early phases of outward expansion followed by twentieth-century residential growth associated with the evolution of Gales Ferry village.
- Scattered historic properties, roads, and landscape features retain associations with early settlement, founding families, maritime activity, military history, and the historic river corridor.
- Traditional cultural associations related to the Harvard–Yale Regatta and other community and recreational activities connected to the Thames River.
- Development patterns and street naming reflect various historic periods of growth, contributing to the broader cultural landscape of Gales Ferry.

5. Environmental Sensitivity and Open Space

- Wetlands, streams, ponds, and wooded slopes form a continuous ecological and visual framework that is a defining feature of the district.
- These landscapes provide habitat, stormwater management, visual buffering and scenic variation between different parts of the village.
- The environmental landscape contributes substantially to neighborhood identity, residential quality of life, and the broader sense of place associated with Gales Ferry.

6. Views and Visual Relationships

- Views within these neighborhoods are typically contained and filtered through woodland, topography, and curving roadway alignments.

- Select outward views toward the river and coves provide important visual connection to the broader landscape.
- These river-oriented vistas and shoreline views contribute to the distinctive character of the Village District and should be preserved from obstruction or visual encroachment.

5

4. Review Process

- Applicability of Review
- Role of the Commission
- Use of Village District Consultant

5. Review Criteria

These guidelines are not intended to require replication of historic styles, but to ensure that new development is compatible in scale, form, and character. The design guidance is fundamentally about context and compatibility, not architectural purity.

Design Compatibility Standards

All new construction, reconstruction, substantial rehabilitation, and site improvements within the Village District shall be designed to be **compatible with the district's distinctive architectural and landscape character**. The following standards establish the basis for determining compatibility and guide interpretation of the more specific design requirements that follow.

The Commission shall determine compliance based on these standards.

In evaluating proposed development, the Commission shall consider the relationship of the proposed design to surrounding buildings and spaces, including but not limited to:

- Building scale and massing
- Orientation and placement
- Roof forms
- Materials ~~and colors~~
- Window and door patterns
- Site features such as landscaping, lighting, signage, and parking

Proposed development shall **complement and reinforce the existing character of the district** and avoid designs that would detract from or visually disrupt the established village streetscape.

The design guidelines contained in this document are intended to **inform the Commission's evaluation of design compatibility** and should be considered in the review of all applicable applications. The Commission may require reasonable modifications to a proposed design as necessary to achieve compatibility with the character of the Village District.

1

2 **6. Submission Requirements**

- 3 • Building elevations and façade drawings
- 4 • materials samples
- 5 • color samples
- 6 • site plans
- 7 • Photographs of the site and surrounding context

8 Applicants shall submit a lighting plan for all projects subject to site plan or Village District
9 design review.

10 All new projects shall include a street tree plan as part of the required landscape plan. The plan
11 shall identify appropriate species, planting conditions, and soil volumes, and shall indicate
12 whether proposed species are considered invasive by the United States Department of
13 Agriculture (USDA) or the State of Connecticut.

14 Landscape plans shall:

- 15 • Identify significant natural resources on the parcel, including existing trees, vegetation,
16 and topography.
- 17 • Delineate construction limits to minimize disturbance to existing vegetation and natural
18 site features.

19

1 **Part I — Architectural Design**

2 The architectural guidelines are organized according to the three character areas described in
3 Section 3. While the General Standards apply throughout the Village District, additional
4 guidance is provided where the design objectives differ between character areas.

5 **General Standards** – establish compatibility throughout the Village District.

6 **Historic Village Core** – preserve and reinforce the traditional village pattern established
7 through centuries of incremental growth.

8 **Transition Areas** – guide redevelopment toward a more village-compatible form by
9 transforming auto-oriented development into pedestrian-oriented places through stronger urban
10 design and site planning.

11 **Outlying Residential Areas** – preserve the distinctive wooded neighborhood character, natural
12 landscape, and modest residential scale while allowing greater architectural flexibility.

13 **7. Building Orientation and Placement**

14 **Orientation and Entrances (General, Applies Throughout)**

15 Principal buildings should generally include a primary entrance oriented toward the public street
16 in order to reinforce a pedestrian-oriented streetscape.

- 17 • Recognized historic conditions exist within the Village District where buildings are
18 oriented with **side-facing** entrances due to close proximity to the street or traditional lot
19 patterns. Buildings adopting this characteristic should maintain a pedestrian-oriented
20 relationship to the street, with clearly defined entrances, walkways, and ground-floor
21 elements consistent with the established village pattern.
- 22 • Accessory buildings are exempt from this requirement.

23 **Building Placement (Transition Areas)**

24 Buildings should be placed to reinforce a coherent and pedestrian-oriented streetscape.

25 **Plazas, setbacks or landscaped areas**, may be appropriate if they reduce the perceived mass
26 of buildings at prominent locations. Increased setback alone does not constitute an appropriate
27 transition in scale.

28 **Relationship to the Street (Transition Areas only)**

29 Buildings in commercial and multi-use zones should be sited to **reinforce the street edge** and
30 contribute to developing over time a cohesive and continuous streetscape.

- Commercial and multi-family buildings should **avoid large setbacks, deep front yards, or placement dominated by parking** between the building and the street.
- The ground floor should include **windows, entrances, or other active elements** that engage the public realm.
- Variations in setback may be appropriate to accommodate plazas, outdoor seating areas, or landscaping, particularly at prominent locations.
- Large or irregular setbacks that disrupt the continuity of the streetscape are discouraged.

8 Corner buildings (Transition Areas only)

Buildings in commercial and multi-use zones located at intersections should be designed to **address both streets** and reinforce the importance of the corner.

- Corner buildings should include **architectural elements or entrances** that emphasize the corner, such as chamfered corners, wrap-around façades, or corner entries.
- Both street-facing façades should be treated with **equal architectural care and detailing**.
- Additional setback or open space at corners may be appropriate to create **small plazas, seating areas, or landscape features**.

18 Front setbacks (Village Core and Outlying Residential Areas)

Front setbacks smaller than those permitted in the underlying zone should be allowed, provided it is **consistent with the prevailing pattern** of development along the street.

- New construction should generally align with the **average setback of neighboring buildings** to maintain a **consistent streetscape**.

23 Integration with Existing Landscape (where applicable)

- Development should preserve important visual connections... **[Note: use the description of distinctive characteristics to create a checklist of characteristics that need to be respected/ preserved]**
- Where development occurs within wooded sites or in areas containing significant natural features, building placement, driveways, and access roads should respond to existing topography and minimize disturbance to natural landforms, wetlands, mature trees, and historic stone walls.
- Overall woodland character and existing natural landforms that represent dominant visual features should be preserved.
- New construction should preserve and not block significant views toward the Thames River, coves, ponds, and other defining landscape features that contribute to neighborhood character.

8. Building Form and Massing

1 The intent of the guidelines in this section is to ensure that new buildings, regardless of their
2 size, reinforce the pedestrian scale and distinctive character of the Village District through
3 appropriate massing, roof forms, and architectural articulation.

4 Buildings within the Village District shall be designed to reflect the **scale, proportions, and**
5 **massing of the historic village core**, while reinforcing the distinctive character of the village
6 district (as defined in Section 3) and avoiding overly large or monolithic forms.

7 **Height and Transitions** (General, applies throughout the Village District)

8 Building height shall be **compatible with adjacent structures** and the distinctive character of
9 the Village District.

10 Where proposed buildings exceed the typical height of neighboring structures, **apparent height**
11 **shall be reduced** through one or more of the following techniques:

- 12 • Attic stories with pitched roofs and dormers (preferred), upper-story stepbacks, or other
13 techniques that reduce perceived building height.
- 14 • Lower front façades with taller building elements located farther to the rear to reduce the
15 apparent mass of larger buildings from the street .
- 16 • Stepping down building height and mass toward neighboring lower-scale development to
17 provide a compatible transition.
- 18 • Buildings lower in height at the front of the lot adjacent to lower-scale development to
19 break up the massing of taller buildings in the rear.

20 **Additions and Expansions** (General, applies throughout)

- 21 • Additions in residential areas should be **compatible with the existing structure** in
22 scale, proportion, and materials. Use of similar materials, roof forms (where possible),
23 and architectural elements is encouraged to create a cohesive appearance.
- 24 • Additions should be located to the **side or rear** where feasible to preserve the original
25 street-facing form and should not overwhelm the original building.
- 26 • Larger additions should be **articulated as distinct components** through changes in
27 roofline, setback, or façade treatment.

28 **Massing and Scale** (Transition Areas)

29 Buildings shall be designed to reflect the scale and massing patterns characteristic of the Village
30 District.

- 31 • **Pitched roofs, livable attic stories, dormers, and articulated roof forms** are
32 encouraged to reduce perceived building mass.
- 33 • Flat roofs are discouraged as they create box-like buildings contrary to the previously
34 defined distinctive village character, although they may be appropriate when integrated
35 into fully livable roof stories such as mansards (e.g. *see Roof Forms section*).

1 Buildings shall be designed to reflect a **human scale** typical of the distinctive village character.

- 2 • Large buildings shall be **visually divided into smaller components** that reflect the
3 scale typical of the village's distinctive character.
- 4 • Large façades shall incorporate variation in **rooflines, wall planes, materials, and**
5 **architectural detailing**.
- 6 • Architectural elements such as **porches, verandas, bays, balconies, and dormers** are
7 encouraged to break up building mass.
- 8 • Buildings shall maintain a **pedestrian-oriented scale in relation to the street** using
9 ground-floor elements, with clearly defined entrances.
- 10 • All façades visible from the street shall be treated consistently with appropriate materials
11 and detailing that maintain **human-scaled proportions**.

12 Rooflines and architectural articulation should reduce the apparent scale and visual mass of
13 larger roofs.

- 14 • Large uninterrupted roof surfaces visible from public streets should incorporate
15 architectural elements such as dormers, gables, porches, cupolas or changes in roof
16 form to reduce the visual impact.
- 17 • Long roof ridges or large continuous roof planes should be avoided where they would
18 appear out of scale with traditional buildings in the Village District. Chimneys or other
19 vertical roof elements are encouraged on buildings with long roof ridges in order to break
20 up roof mass and reinforce the traditional village roofscape.

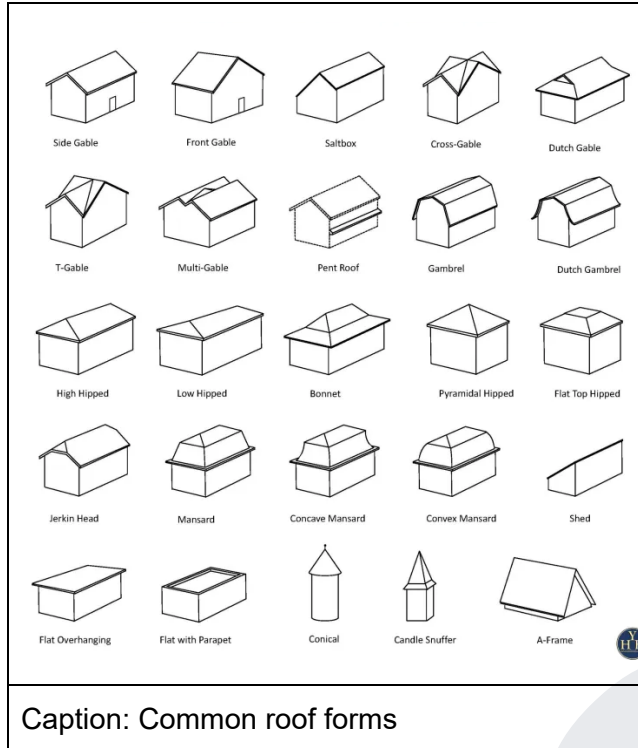
21 **Roofs** (General, applies throughout)

22 Roof forms, materials, and details should be compatible with the architectural character of the
23 building and the traditional rooflines found within the Village District.

24 **Roof Forms (General)**

25 Roof forms should be simple and coherent, reflecting the clear geometric forms typical of
26 traditional New England buildings. Roof shapes commonly found in traditional New England
27 architecture include:

- 28 • Gable roofs, Hip roofs, Saltbox roofs (encouraged)
- 29 • Dutch gambrel, Dutch gabel, Jerkin Head, Mansard types (less common)
- 30 • Flat roofs (discouraged; overhangs preferred to parapets as it is less prone to pooling)



Roof forms should be selected as integral components of the building's overall massing rather than applied as decorative historic features.

Roof slopes should be consistent with the architectural style of the building and the general character of the surrounding neighborhood.

Flat roofs, while present in some existing commercial buildings, are discouraged for new construction where traditional roof forms can be used. Where flat roofs are necessary due to building design or use, they could be of the *mansard* type or incorporate other architectural features compatible with the character of the district (See previous sections on *Height, Massing and Scale*, and *Transitions*).

19 Roofline Articulation (General)

20 Primary roof structures should generally consist of a single dominant roof form. Secondary roof
21 elements such as dormers, cross-gables, or porch roofs should remain subordinate to the
22 primary roof.

- 23 • Roof designs that incorporate numerous competing roof forms, excessive gables, or
24 highly irregular roof geometry are discouraged where they would create a visually
25 cluttered or overly complex roofline.

26 Dormers (General)

27 Dormers should be subordinate to the main roof and designed as secondary architectural
28 elements.

- 29 • Dormers should not dominate the primary roof form.
- 30 • Individual dormers should be modest in width and height so that they read as secondary
31 roof elements rather than full-story projections.
- 32 • Dormers should be spaced so that significant portions of the primary roof plane remain
33 visible.
- 34 • Continuous or wall-length dormers are discouraged on street-facing roof slopes.

35 Dormer roof forms should be compatible with the architectural style of the building, including
36 gable, shed, or eyebrow dormers where appropriate.

1 Eaves and Roof Overhangs (General)

2 Roofs should include eaves or overhangs that provide visual depth and weather protection
3 consistent with traditional New England architecture.

- 4 • Roof overhangs should generally project beyond the wall plane to create a visible
5 shadow line and help protect the facade from rain-related weathering.
- 6 • Deep or boxed eaves are encouraged where appropriate to the architectural style.
- 7 • Roofs terminating flush with exterior wall surfaces are discouraged on street-facing
8 elevations.

9 Chimneys (General)

10 Chimneys are an important traditional architectural element in New England buildings and
11 contribute to the vertical rhythm and visual balance of rooflines.

12 Where appropriate to the architectural style of the building, chimneys are encouraged and
13 should be constructed of durable materials such as brick, stone, or finished masonry. Chimneys
14 should be designed as integral architectural elements rather than applied decorative features.

15 Prefabricated metal flues or vent pipes visible from public streets should be minimized or
16 incorporated into chimney structures or architectural enclosures where feasible.

17

18 9. Façade Design

19 The intent of this section is to ensure that building façades create and maintain the human
20 scale, visual rhythm, and architectural richness characteristic of a comfortable pedestrian-
21 friendly street. Additionally these guidelines inform the design of windows, doors, and related
22 facade features so that new construction and alterations are compatible with the distinctive
23 character of the Village District.

24 Architectural Details (General)

25 Architectural elements such as railings, columns, piers, arches and related features should be
26 designed in proportions and materials using sound structural and architectural practices such
27 that they are consistent with the distinctive character of the Village District.

28 All façades visible from public ways should be treated with consistent architectural care and
29 materials, not just the primary street-facing elevation.

30 Façade Rhythm and Window Spacing (Transition Areas)

31 Windows, doors, and other façade elements visible from public streets should be arranged in a
32 consistent and orderly pattern that reflects the architecture found within the Village District.

1 Openings should generally be **vertically proportioned** and spaced to create a balanced and
2 visually coherent façade. Other shapes may be appropriate where consistent with the
3 architectural style of the building:

- 4 • **Preferred: Vertically oriented rectangular** window shapes.
- 5 • **Discouraged: Horizontally oriented windows.**

6 See *Appendix Proportion and Classical Precedent* for guidance on balanced and visually
7 coherent proportions.

8 **Perceived Scale and Façade Articulation (Transition Areas)**

9 The distinctive character of the Village District is defined in part by buildings that present a
10 comfortable pedestrian scale rather than long, uninterrupted street façades. Larger buildings
11 should be designed so that their street-facing elevations reinforce this human-scaled character.

12 Where buildings are substantially wider than those typically found within the Village District, the
13 street-facing façade should be visually organized into smaller components that reduce the
14 apparent scale of the building and reinforce the pedestrian-oriented character of the
15 streetscape. Long, flat façades lacking variation are discouraged.

16 **Façade Articulation (Transition Areas)**

17 Architectural articulation can reduce the apparent scale of larger façades by creating visual
18 interest, depth, rhythm, and variation while maintaining a coherent overall composition
19 consistent with the pedestrian scale and distinctive character of the Village District.

20 This may be accomplished through techniques such as:

- 21 • Vertical façade divisions (pilasters, columns, vertical trim) or structural bays
- 22 • Colonnades or arcades along a front portico
- 23 • Clearly defined entrance bays or storefronts
- 24 • Recessed or projected façade sections
- 25 • Changes in materials, textures, or colors
- 26 • Cornices, belt courses, or other horizontal elements
- 27 • Variations in rooflines or eaves treatments.
- 28 • Window and door trim, or other architectural detailing
- 29 • Porches, trellises, or similar architectural features

30 **Blank Walls (Transition)**

31 Large uninterrupted wall surfaces facing public streets, parks, squares, or other public spaces
32 are discouraged. Building façades should incorporate windows, architectural detailing, or other
33 façade articulation to maintain visual interest and reinforce the pedestrian-oriented character of
34 the Village District.

1 Where blank or windowless wall areas are unavoidable due to building function, fire-safety
2 requirements, or similar constraints, architectural detailing, landscaping, or other design
3 treatments should be used to reduce their visual impact.

4 **Commercial Storefronts and Window Coverage (Transition Areas)**

5 Street-facing building façades should include a substantial amount of window area in order to
6 maintain the traditional rhythm and visual interest characteristic of village architecture.
7 Storefront designs should incorporate elements such as display windows, transoms, recessed
8 entries, and signage bands to create an active and visually interesting street presence.

9 Ground-floor commercial façades should be designed to provide a high level of transparency
10 and pedestrian engagement.

- 11 • Storefronts that obscure interior activity from the street, including heavily tinted or
12 reflective glass, are discouraged.

13 Recommended glazing percentages for street-facing façades are:

- 14 • Residential buildings: 20–40% of façade area
- 15 • Commercial or mixed-use storefronts: 40–70% of ground-floor façade area

16 Additional glazing beyond these ranges may be appropriate when consistent with the
17 architectural character of the building and surrounding streetscape.

18 **Entrances and Entry Features**

19 **Doors (General)**

20 Entrance doors should be compatible with the architectural character of the building. Traditional
21 door proportions and detailing are encouraged where appropriate.

22 **Entrance Design (General)**

23 Primary entrances should be readily identifiable from the public street through architectural
24 design.

- 25 • Architectural features such as porches, stoops, recessed entries, canopies, or similar
26 elements are encouraged where appropriate to provide visual emphasis, weather
27 protection, and reinforce the pedestrian relationship between the building and the street.
- 28 • Entry features should be scaled and detailed in a manner compatible with the
29 architectural character of the building and surrounding context.

30 **Discouraged entrance conditions include:**

- 31 • Long street frontages lacking clearly identifiable entrances.
- 32 • Elevated entrances accessed primarily through large exterior stair structures.

- Entry features that appear temporary or visually inconsistent with the building's architectural design.

3 Porches, Stoops and Entry Steps (Village Core)

Where street-facing porches are used, they should be designed as integral components of the building architecture and should reflect traditional proportions and materials commonly found in New England villages.

Stoops and entry steps should be scaled to the building façade and constructed of durable materials. Railings and handrails should be compatible with the architectural character of the building.

10. Exterior Materials (General)

The following guidelines regulate the appearance of materials as viewed from the public realm. They are not intended to prescribe construction methods or prohibit contemporary materials where those materials are detailed and finished in a manner compatible with the distinctive character of the Village District.

Q: What legitimate public purpose is served by regulating materials?

- **Durability** - Exterior materials should be durable, weather-resistant, and capable of aging gracefully over time.
- **Appearance from the public realm** - Building materials visible from the public street should contribute positively to the character of the streetscape.
- **Quality of Construction** - Exterior materials should be well finished, providing a building appropriate for long-term occupancy.
- **Compatibility** - compatibility with surrounding development.

15 Exterior Wall Materials

Exterior wall materials visible from public streets should be durable, weather-resistant, and compatible with the architectural character of the building and the distinctive character of the Village District.

Materials should be selected and detailed so that they age well and maintain an attractive appearance with routine maintenance.

Large expanses of exposed concrete block, corrugated metal, unfinished structural materials, or similar industrial finishes visible from public streets are discouraged.

1 For substantial reconstructions, siding products containing asbestos should be replaced by
2 other more acceptable materials.

3 Exterior façade materials should consist of durable and traditional materials compatible with the
4 character of the Village District.

- 5 • **Preferred materials** include: horizontal wood siding such as clapboard or lap siding;
6 cedar shakes or similar weather-resistant woods, pointed brick and stonework.
- 7 • **Acceptable materials** include: colored or painted fiber-cement shingle or vinyl siding
8 (see section on *Color*), architectural masonry units, or such materials that are consistent
9 with the architectural character of the structure or surrounding buildings.
- 10 • **Discouraged materials** include: exposed concrete masonry units (CMU);
11 asbestos-cement products (shingle, etc), and stucco finishes visible from the street.

12 Window Materials

- 13 • **Preferred materials** include: Hardwood frame (stained/ painted) or painted
14 thermally-insulated metal window construction.
- 15 • **Acceptable materials** include: Softwood frame (stained/ painted) and vinyl or plastic
16 windows (see section on *Color*), both due to limited durability from rot or UV exposure.
- 17 • **Discouraged materials** include: non-thermally insulated metal window construction.

18 Railings and Balustrades

19 Railings and balustrades should be constructed of durable materials such as:

- 20 • Wood; weather-resistant species or pressure-treated, painted, stained or natural
- 21 • Wrought iron
- 22 • Coated steel or similar metal materials

23 Railings and balustrades shall comply with applicable building safety standards:

24 Discouraged materials:

- 25 • Plastic or vinyl
- 26 • Non-coated steel or exposed weathering steel (e.g. Corten)

27 Exterior Structural Elements

28 Columns and Piers

29 Visible iron or steel structural columns or piers should preferably have a round or tubular profile;
30 visually exposed H-bar and other non-tubular profiles are discouraged.

31 Common preferred materials include:

- 1 • ~~Structural-grade wood (laminated, roundwood pole, etc); weather-resistant species or~~
- 2 ~~pressure-treated, painted, stained or natural where appropriate~~
- 3 • ~~Pointed brick or stonework~~
- 4 • ~~Cast iron or steel, finished with durable protective coatings; stainless steel.~~
- 5 • ~~Smooth-finished architectural concrete~~

6 ~~Structural columns and piers shall conform to appropriate fire safety standards.~~

7 **Arches**

8 ~~Appropriate materials may include structurally laminated wood, brick, architectural masonry~~
9 ~~units, or reinforced concrete with an architectural finish.~~

10 **Discouraged Materials**

11 ~~The following materials are discouraged for columns, piers and arches where prominently~~
12 ~~visible from public streets:~~

- 13 • ~~Exposed concrete masonry units (CMU)~~
- 14 • ~~Stucco-finished masonry systems~~
- 15 • ~~Exposed weathering steel (e.g. Corten)~~

16 **Foundations and Wall Bases**

17 Building façades should incorporate a visually defined base using durable materials that provide
18 protection from rain splash and reinforce the building's architectural composition.

- 19 • ~~**Preferred materials** include: brick, stone, or finished masonry/ concrete~~
- 20 • ~~**Acceptable materials** include: moisture-resistant stucco earth-tone finishes~~
- 21 • ~~**Discouraged materials** include: exposed concrete block (CMU)~~

22 **Roofing Materials**

23 Roofing materials should be durable and compatible with the architectural character of the
24 building.

25 **Preferred materials include:**

- 26 • ~~Architectural asphalt shingles~~
- 27 • ~~Cedar shakes~~
- 28 • ~~Natural slate~~
- 29 • ~~Copper flashing or roofing~~
- 30 • ~~Comparable materials that replicate traditional roofing appearance~~

31 ~~Standing seam metal roofing may be appropriate for certain commercial, agricultural, or~~
32 ~~contemporary buildings where the color and finish are compatible with the district.~~

~~1 Metal roofing systems made to resemble such preferred traditional roofing are acceptable if
2 durability is a concern.~~

~~3 Green roofs or gravel ballast may be appropriate on flat roofs where consistent with the building
4 design. Rubber membrane or similar roofing systems may be used on flat or low-slope roofs
5 where they are not visible from public streets.~~

6 Discouraged Roofing Materials

~~7 The following roofing materials are discouraged where prominently visible from public streets
8 because they are not typical of traditional New England village architecture:~~

9 Roofing materials or finishes that create an industrial, temporary, highly reflective, or visually
10 incompatible appearance when viewed from public streets are discouraged.

- 11 • Examples that are inconsistent with the established architectural character of the Village
12 District include:
 - 13 ○ Terra-cotta or clay roof tiles
 - 14 ○ Corrugated metal, plastic, or fiberglass roofing panels
 - 15 ○ Fiber cement sheet- or shingle-roofing
 - 16 ○ Exposed tar paper or temporary roofing materials
 - 17 ○ Roofing materials with highly reflective or strongly artificial finishes

18 Gutters and Downspouts

~~19 Gutters and downspouts should be constructed of durable materials and integrated with the
20 architectural design of the building.~~

21 Preferred materials include:

- 22 • ~~Copper or zinc~~
- 23 • ~~Painted or galvanized aluminium~~
- 24 • ~~Galvanized steel~~

~~25 Downspouts should match or complement the material and finish of the gutters.~~

26 11. Color

~~27 Exterior colors should be compatible with the traditional architectural character of the Village
28 District and should contribute to a cohesive and historically appropriate streetscape. Muted and
29 historically common color palettes are encouraged, while overly bright or artificial colors that
30 draw undue attention are discouraged.~~

31 Dominant / Secondary / Accent palette

1 It is suggested exterior building colors consist of a limited palette to maintain visual harmony
2 within the Village District:

3 **Dominant Color (Primary Wall Color):** The dominant color should cover the majority of the
4 exterior wall surface and should be drawn from traditional, muted tones compatible with historic
5 village architecture. Examples include whites, off-whites, soft grays, muted earth tones, and
6 historically common colors such as barn red.

7 **Secondary Color (Trim and Architectural Elements):** A secondary color may be used on
8 trim, window casings, cornices, moldings, and other architectural features to provide contrast
9 and highlight building details. Secondary colors should complement the dominant color and
10 remain within a subdued palette:

11 **Accent Colors (Doors, Shutters and Small Details):** Accent colors may be used sparingly for
12 entry doors, shutters, or small architectural elements. Accent colors may be somewhat richer or
13 deeper than the dominant palette but should remain consistent with traditional village color
14 schemes:

15 **Exterior Walls**

16 **Preferred colors include:** Whites, off-whites, soft neutrals, muted earth tones, and traditional
17 historic colors such as barn red or other subdued heritage tones commonly associated with
18 colonial and early American architecture.

19 **Discouraged colors:** Bright primaries, fluorescent tones, and neon colors are discouraged for
20 exterior walls or large façade surfaces where they would be prominently visible from public
21 streets.

22 **Windows, Trim, and Architectural Details**

23 Trim, moldings, and architectural details should generally use lighter complementary colors to
24 provide contrast and highlight architectural features.

25 Window frames, sashes, and mullions are typically finished in white or off-white to reflect light
26 into interior spaces, though darker tones may be appropriate where consistent with the
27 architectural style of the building.

28 **Entry Doors**

29 For entry doors, greater color latitude is accepted and may serve as a focal point of the building
30 façade. Rich traditional colors such as deep reds, greens, blues, and similar tones are
31 appropriate.

32 **Roof Colors and Materials**

- ~~1 Roof colors should consist of muted tones compatible with traditional roofing materials.~~
- ~~2 Preferred colors include slate grays and other natural earth-based tones.~~
- ~~3 Bright or highly artificial colors are discouraged. Roofing colors with stark bituminous or highly~~
- ~~4 reflective finishes should be avoided within public view where more muted tones are available.~~

5 **Natural Materials**

- ~~6 Brick, stone, cedar, redwood, hardwoods (indigenous and tropical, with the exception of ash),~~
- ~~7 and larch may be left in their natural color where appropriate. Protective staining, sealing, or~~
- ~~8 oiling is recommended for exposed wood surfaces to ensure durability and long-term~~
- ~~9 appearance.~~
- ~~10 Pressure-treated wood that is visible from public streets or rights-of-way shall be painted or~~
- ~~11 stained to achieve a finished appearance compatible with surrounding structures.~~

12 **11. Signage** (Transition Areas)

- 13 Signs within the Village District should complement the architectural character of buildings and
- 14 contribute to a cohesive, pedestrian-oriented streetscape. Signs should clearly identify
- 15 businesses and uses without dominating building façades or detracting from the visual character
- 16 of the district.

17 **Architectural Integration**

- 18 Signs should generally be integrated with the architectural design of the building and located in
- 19 areas traditionally used for signage, such as sign bands, lintels, or above storefront windows.

- 20 Sign design should not dominate the building façade or surrounding streetscape. Signs should
- 21 not extend across or obscure significant architectural features such as windows, cornices, trim,
- 22 or other decorative elements. Signs should not obstruct significant site views or interfere with
- 23 pedestrian or vehicular circulation.

- 24 Where multiple tenants occupy a building, signage should be coordinated to maintain visual
- 25 consistency and avoid visual clutter.

26 **Encouraged Sign Types**

- 27 Pedestrian-oriented sign types, including wall-mounted, projecting, hanging signs, and window
- 28 lettering, are encouraged where compatible with the building architecture and streetscape.

- ~~29 The following sign types are encouraged where appropriate to the building and use:~~

- ~~30 • Wall signs mounted flat against the building façade~~
- ~~31 • Hanging or projecting signs suspended from brackets or mounted perpendicular to the~~
- ~~32 building to improve pedestrian visibility~~

- Window lettering or graphics applied directly to storefront windows
- Freestanding signs of modest scale where building-mounted signage is not feasible

Hanging or projecting signs are particularly encouraged for storefront businesses and designed primarily for pedestrian visibility along sidewalks. They should be modest in scale, generally not exceed 6–12 square feet in area and should be mounted so they maintain adequate clearance above sidewalks.

Window signage should be arranged so that storefront windows remain largely transparent and allow views into the building interior. Signs, lettering, or graphics applied to storefront windows should generally cover no more than 20–25 percent of the total window area.

Freestanding signs should complement the architecture and site design. It should be integrated into the overall site design and should be complementary in colors and materials with the buildings and landscape.

Sign Materials

Sign materials and colors should be durable and compatible with the building architecture.

■ Illumination

Externally illuminated signs are encouraged where lighting is appropriate. Lighting should be directed downward toward the sign surface and shielded to prevent light spill or glare onto adjacent properties or public roadways.

Internally illuminated signs with translucent plastic panels are discouraged where prominently visible from public streets.

■ Discouraged Sign Types

The following sign types are discouraged within the Village District:

- Oversized signs that dominate the building façade
- Signs that obscure windows or architectural features
- Internally illuminated plastic box signs
- Excessive or cluttered signage on a single building
- Signs with flashing, blinking, or moving illumination
- Neon signs and marque signs with moving text
- Freestanding pole signs typical of highway commercial strips

■ Temporary Signs

Temporary signs should be limited in duration and designed so that they do not detract from the appearance of the building or streetscape.

1 Part II – Site Design

2 12. Parking and Driveways

3 Parking areas and driveways shall be designed to support a **safe, functional, and**
4 **pedestrian-oriented environment** while minimizing visual and environmental impacts on the
5 Village District.

6 Driveways (General)

7 Driveways shall minimize the number and width of curb cuts along public streets. Wider curb
8 cuts that create multiple side-by-side parking spaces directly adjoining the street are highly
9 discouraged.

10 Curb cuts and driveways of adjacent properties may be combined into one shared access point
11 following provisions of the [Department of Public Works \(or other relevant authority\)](#).

12 Driveway materials should be compatible with the character of the surrounding area. Permeable
13 paving materials are encouraged where appropriate to promote groundwater recharge and
14 reduce stormwater runoff.

15 Garage Location (General)

16 The intent of this section is not to discourage any particular building type, but rather to preserve
17 a pedestrian-oriented streetscape by ensuring that garages remain visually subordinate to the
18 principal building and do not dominate the public realm.

19 Garage doors should be designed to be visually subordinate, using materials, proportions, and
20 architectural detailing consistent with the principal building.

21 For multi-family uses, garages and garage doors should not dominate street-facing façades.

22 Garage doors facing public streets should be limited in width and designed to remain visually
23 subordinate to the overall architectural composition of the building.

24 For residential development, garages should be designed and located so they do not dominate
25 the public streetscape. Where feasible, garages should be located to the side or rear of the
26 principal structure or recessed behind the primary building façade.

- 27 • In historic areas, detached or rear-located garages are encouraged where site
28 conditions allow.
- 29 • Traditional ranch, raised ranch, split level and similar residential designs with integrated
30 garages are appropriate.

31 See also *Section 17 (Accessory Structures)* for additional garage design guidance.

1 Parking Lots (Transition Areas)

2 Commercial and multi-family/ mixed-use parking areas should be designed as integral
3 components of the site and streetscape, rather than as dominant visual features.

4 The guidelines in this section are intended to complement the parking lot design requirements of
5 the underlying zoning regulations. The Village District guidelines address the relationship of
6 parking lots to the public streetscape, pedestrian experience, and the overall character of the
7 Village District.

8 Parking Lot Location

9 Parking areas should be located to the **side or rear of principal buildings** wherever feasible.

- 10 • Parking should not be located between the principal building and the public street unless
11 site constraints make such placement unavoidable.
- 12 • Where parking is located to the side or front, it should be limited in size and screened to
13 reduce its visual impact.
- 14 • Large, uninterrupted parking areas along public streets are discouraged.

15 Lot Scale and Layout

16 Parking areas should be designed to avoid large, continuous expanses of pavement.

- 17 • Large parking areas should be **divided into smaller sections** through landscaping,
18 pedestrian pathways, or changes in paving.
- 19 • Parking areas should not appear as a **single continuous expanse** when viewed from a
20 public street.
- 21 • Changes in materials, planting areas, or circulation patterns should be used to **break up**
22 **visual scale**.

23 Access and Circulation

24 Access to parking areas should be designed to minimize conflicts with pedestrians and maintain
25 a safe and efficient circulation pattern.

- 26 • Curb cuts should be **minimized and consolidated** where feasible.
- 27 • Shared accessways and cross-access between adjacent properties are encouraged.
- 28 • Accessways should be aligned and designed to reduce unnecessary turning movements
29 and improve traffic flow.

30 Pedestrian Experience

31 Parking areas shall be designed to support safe and comfortable pedestrian movement.

- Clearly defined pedestrian pathways shall be provided to connect building entrances with sidewalks and adjacent properties.
- Pedestrian routes should be distinguished through paving, landscaping, or other design features.
- Walkways should minimize conflicts between pedestrians and vehicles.
- Parking areas should include landscaping that provides **shade and improves pedestrian comfort**.

8 Screening and Visual Impact

Parking areas shall incorporate landscaping and design features to reduce their visual impact on the streetscape.

- Landscaped areas should be provided at parking lot edges, between parking rows, and along pedestrian pathways.
- Parking areas adjacent to public streets should be screened using landscaping, low walls, fencing, or a combination thereof.
- Screening should soften the appearance of parked vehicles while maintaining visibility for safety.

Stormwater Management (Parking Areas)

Stormwater management features should be integrated into the design of parking areas wherever feasible.

- Bioretention areas, rain gardens, and similar features are encouraged.
- Permeable or reduced-impervious paving materials should be used where appropriate.
- Stormwater features should be designed as **visible landscape elements** that contribute to site character while reducing runoff and promoting groundwater recharge.

~~See also Stormwater Management under section 13 Landscaping for compliance issues.~~

13. Landscape

Landscaping (General)

These landscaping guidelines are intended to apply primarily to new construction, substantial redevelopment, and site improvements in commercial, multi-family and mixed-use areas. For existing residential properties, these guidelines are not intended to regulate routine residential landscaping or gardening practices, rather they provide general direction.

General (Applies everywhere)

Landscaping should be used to define spaces, soften built edges, support environmental performance and **enhance the visual character of the Village District**.

1 Landscaping should be coordinated with building placement, parking areas, and pedestrian
2 pathways to create a cohesive site design.

3 Landscape design should integrate natural and built elements by **preserving existing site**
4 **features**, incorporating appropriate plantings, and reinforcing the distinctive landscape
5 character of the surrounding area.

- 6 • ~~Existing trees, historic stone walls, and natural landscape features should be preserved~~
7 ~~where practicable, particularly as part of new development or significant site changes.~~
- 8 • Existing natural and cultural landscape features—including mature trees, historic stone
9 walls, ledge outcrops, wetlands, and other significant site features—should be
10 incorporated into the site design. Where removal of an existing historic feature is
11 unavoidable, salvaged materials should be reused to reconstruct an appropriate
12 landscape feature elsewhere on the site, using a design compatible with the original.
- 13 • Site design should limit unnecessary grading and clearing.

14 Planting Design (General)

- 15 • ~~Plant species shall be native or well-adapted to the local climate, hardy, and require~~
16 ~~minimal long-term maintenance.~~
- 17 • A diversity of plant species is encouraged to support ecological health and seasonal
18 interest.
- 19 • ~~Invasive plant species and noxious weeds are prohibited.~~

20 Relationship to the Streetscape (Transition Areas)

- 21 • Landscaping should reinforce the **public realm**, including the use of street trees,
22 planting strips, and landscaped edges where appropriate.
- 23 • Plantings should not obstruct visibility at intersections, driveways, or pedestrian
24 crossings.

25 Fencing and Garden Walls (General)

26 Fences and walls visible from public streets or public spaces should:

- 27 • reinforce the pedestrian scale of the streetscape;
- 28 • use durable materials and finishes;
- 29 • complement the associated building and surrounding landscape;
- 30 • avoid an industrial or temporary appearance.

31 Fences or walls located along public streets should generally not exceed 3–4 feet in height nor
32 block the view unless necessary for safety or screening as stipulated by these guidelines.

33 Durable materials such as wood, stone, brick, ornamental metal, and comparable contemporary
34 materials are encouraged where compatible with the building and surrounding streetscape.

1 Chain-link fencing, exposed concrete block, unfinished industrial materials, and similar utilitarian
2 fencing are discouraged where prominently visible from public streets, except where necessary
3 for recreation facilities, utilities, or similar uses.

4 ~~**Preferred Materials and Designs**—Traditional materials and designs consistent with historic~~
5 ~~New England villages are encouraged:~~

- 6 ~~• Wood picket fences, constructed of naturally durable or pressure-treated wood, painted,~~
7 ~~stained, or left natural where appropriate.~~
- 8 ~~• Wrought iron fences or railings, finished with durable protective coatings.~~
- 9 ~~• Brick walls compatible with the architectural character of adjacent buildings.~~
- 10 ~~• Stone walls, either dry-laid or mortared, rounded stone or cut, using granite or other~~
11 ~~stone types indigenous to Connecticut where feasible.~~

12 ~~**Acceptable Materials and Designs**~~

- 13 ~~• Split-rail fences, constructed of naturally durable or pressure-treated wood and finished~~
14 ~~with stain or protective coating.~~
- 15 ~~• Wood privacy fencing or similar fencing between properties where needed to provide~~
16 ~~visual screening.~~
- 17 ~~• Architecturally finished reinforced concrete, where its appearance is compatible with the~~
18 ~~associated building design.~~

19 ~~**Discouraged Materials**~~

- 20 ~~• Stucco-finished walls.~~
- 21 ~~• Exposed concrete masonry units, including masonry units finished with stucco.~~
- 22 ~~• Fiber-cement or cement board fencing.~~
- 23 ~~• Chain-link fencing where prominently visible from public streets or public spaces, with an~~
24 ~~exception for sporting areas.~~

25 ~~**Stormwater Management (General, as needed)**~~

26 ~~Where feasible, low-impact development (LID) techniques such as infiltration areas, bioretention~~
27 ~~features, and permeable surfaces should be incorporated throughout the site.~~

28 ~~Where stormwater management features are provided, they should be integrated into the~~
29 ~~landscape design as attractive site amenities that contribute to the visual character of the Village~~
30 ~~District while reducing runoff and promoting groundwater recharge.~~

31 **14. Streetscape (General)**

32 Streetscape elements—including street trees, lighting, sidewalks, and street furniture—shall be
33 designed as an integrated system that supports a **safe, accessible, and visually cohesive**
34 **public realm** consistent with the character of the Village District.

- 1 Streetscape improvements, as part of new construction and substantial rehabilitation, should be
2 coordinated across adjacent properties and public rights-of-way wherever feasible to create a
3 unified pedestrian environment.

4 **Street Trees (Transition and Village Core)**

- 5 Street trees should contribute to an attractive and comfortable pedestrian environment by
6 providing shade, reducing heat island effects, and enhancing the overall character of the Village
7 District.

- 8 • Existing trees, particularly healthy and mature specimens, shall be preserved where
9 practicable.
10 • Tree species should be **native or well-adapted to the region** and tolerant of urban
11 conditions, including road salt, compaction, and pests.

12 ~~Preferred species include:~~

- 13 • ~~Oak species~~
14 • ~~Maple species (excluding invasive varieties)~~
15 • ~~Elm cultivars resistant to Dutch elm disease~~

16 ~~Discouraged species include:~~

- 17 • ~~Ash (susceptible to emerald ash borer)~~
18 • ~~Willow (invasive root systems that can damage infrastructure)~~

- 19 Street trees should generally be spaced to create a **continuous canopy** while allowing
20 adequate room for healthy growth.

- 21 • ~~Spacing should generally not exceed the estimated mature crown diameter plus 10 feet,~~
22 ~~unless site conditions require variation.~~

- 23 Trees should be located within **tree wells, planting strips, or landscaped areas** of sufficient
24 width to support healthy growth.

- 25 Plantings shall **not obstruct visibility** at intersections, driveways, or pedestrian crossings.

26 **Street Lighting (Transition and Village Core)**

- 27 This section addresses lighting within the public right-of-way, including streets, sidewalks, and
28 civic spaces.

- 29 Street lighting should provide safety and visibility while reinforcing the traditional nighttime
30 character of the Village District.

- 31 • Fixtures should be located at consistent intervals to provide even illumination.
32 • Lighting shall be designed to **minimize glare, excessive brightness, and light spill**
33 onto adjacent properties.

- Lighting fixtures should be compatible with the architectural character of the Village District and provide a pedestrian-scale environment.
- Pedestrian-scale lighting is encouraged in areas with sidewalks, civic spaces, or commercial activity. Highway-style fixtures are discouraged; though taller fixtures may be appropriate on wider roadways where necessary for safety.
- Street lighting should be consistent within each block or corridor and be coordinated with landscaping, sidewalks, and adjacent building design to create a cohesive streetscape.

8 Sidewalks and Pedestrian Access (Transition and Village Core)

9 Sidewalks and pedestrian areas should function as a **continuous, safe, and accessible**
10 **network** that supports pedestrian movement and reinforces the village streetscape.

11 Pedestrian Network

- In commercial and mixed-use areas, new construction and substantial redevelopment should provide pedestrian connections linking building entrances, parking areas, open spaces, and adjacent sidewalks.
- Pedestrian pathways within and between sites should prioritize pedestrian use and should not function primarily as vehicular or service routes.
- Sidewalks shall remain continuous across driveways and curb cuts, reinforcing pedestrian priority.

19 Sidewalk Configuration

- Sidewalks should include: a clear pedestrian zone, and where feasible, a furnishing/ planting zone for trees, lighting, and street furniture.
- In commercial areas, sidewalks should be widened where possible to accommodate trees, landscaping, seating, and other amenities.
- Narrower sidewalks may be appropriate on historic or constrained streets.

25 Materials and Construction

26 Sidewalk materials should be durable, low-maintenance, and compatible with the surrounding
27 streetscape and complementary to adjacent architecture.

28 Decorative paving materials may be used to emphasize crosswalks, civic spaces, and
29 pedestrian gathering areas where they maintain accessibility and long-term durability.

30 ~~Preferred materials (historic areas):~~

- ~~● Brick~~
- ~~● Natural stone (e.g. slate paving, granite curbing).~~

33 ~~Acceptable materials (non-historic areas):~~

- 1 ~~● Reinforced or stamped concrete~~
- 2 ~~● Unit pavers (properly installed)~~
- 3 ~~● Asphalt is discouraged for sidewalks and curbing.~~

4 **Special Paving Treatments**

- 5 ~~● Unit pavers may be used in commercial and mixed-use areas to enhance sidewalks,~~
- 6 ~~crosswalks, and pedestrian spaces.~~
- 7 ~~● Pavers shall be installed to maintain ADA compliance, smooth surfaces, and long-term~~
- 8 ~~durability.~~

9 **Street Furniture (Transition Areas)**

10 Street furniture - including benches, bicycle racks, trash and recycling receptacles, signage, and
11 traffic control devices - should support a functional, comfortable, and visually cohesive public
12 realm.

- 13 ● Furniture should be consistent in style, color, and materials along each street or block.
- 14 ● Materials and finishes should be durable, weather-resistant, and low-maintenance.
- 15 ● Elements should be located to maintain a clear and unobstructed pedestrian path.
- 16 ● Benches and trash receptacles should be provided along commercial streets at regular
- 17 intervals to support pedestrian activity.
- 18 ● Street furniture should be grouped or clustered at key locations such as intersections,
- 19 transit stops, and building entrances and be placed to support pedestrian activity without
- 20 creating unnecessary visual clutter.

21 **15. Site Lighting**

22 This section addresses lighting located on private property, including building-mounted, site, and
23 parking area lighting.

24 **General**

25 Lighting levels should be appropriate to the use and context and should not exceed the
26 illumination necessary to provide safety and visibility for pedestrians, bicyclists, and vehicles
27 while enhancing building architecture, landscaping, and other site features.

28 **Lighting Design**

29 Lighting fixtures should be compatible with the architectural character of the building and Village
30 District. Contemporary fixtures are appropriate where their scale, form, and appearance
31 complement the surrounding streetscape. Site lighting should:

- 32 ● Use aimed or shielded fixtures to minimize glare, light spill, and excessive brightness
- 33 affecting adjacent properties and public roadways while improving nighttime visibility.

- Contribute to the traditional nighttime character of the Village District.
- Be well integrated with landscaping and building architecture.
- Use lower-height, pedestrian-scale fixtures where appropriate for buildings, entrances, parking areas, and pedestrian walkways to maintain a comfortable pedestrian environment.

Encouraged

- ~~Energy-efficient lighting technologies and controls that reduce unnecessary nighttime lighting. Exterior lighting should incorporate automatic controls such as photocells, timers, or motion sensors so that lighting operates only when necessary.~~
- ~~Where feasible, wiring for exterior lighting should be installed underground to improve the appearance of the district streetscape.~~
- ~~Reducing skyglow and light pollution is encouraged.~~

Discouraged Lighting

Lighting should avoid creating excessive glare, skyglow, light spill, visual distraction, or an overly commercial appearance within the Village District.

~~The following exterior lighting types and conditions are discouraged within the Village District due to their potential to create glare, light spill, excessive brightness, or skyglow:~~

- ~~High-intensity floodlighting or spotlights used for general long-term lighting purposes~~
- ~~Oversized or highway-style lighting fixtures~~
- ~~Exposed or unshielded high-output LED fixtures~~
- ~~Lighting that produces significant glare or excessive brightness~~
- ~~Lighting that shines directly toward streets, neighboring properties, or the night sky (includes decorative uplighting)~~
- ~~Fixtures located within landscape buffer areas between adjacent properties or along roadway buffers, unless necessary for safety.~~

16. Utilities and Mechanical Equipment (General)

Utility equipment, mechanical equipment, and service infrastructure should be integrated into the site and building design to minimize their visibility from public streets, parks, sidewalks, and other public spaces. Where visibility cannot reasonably be avoided, such elements should be screened using landscaping, fencing, walls, or architectural features compatible with the building and surrounding streetscape.

Underground Utilities: Utilities should be placed underground wherever practicable, particularly in areas where overhead utilities would detract from the streetscape or distinctive character of the Village District.

1 **Roof-Mounted Equipment:** Roof-mounted mechanical equipment, antennas, satellite dishes,
2 solar equipment, vents, and similar features should be located and integrated to minimize
3 visibility from public streets wherever feasible.

4 **Ground-Mounted Equipment:** Ground-mounted mechanical equipment should be located and
5 screened to minimize visibility from public streets and neighboring properties without impairing
6 its function or maintenance.

7 **Tanks:** Above-ground propane and similar tanks should be located to the rear of buildings and
8 screened from public view where practicable. Where this is not feasible, underground
9 installation is encouraged.

10 **Utility Hardware:** Electric meters, transformers, utility cabinets, private EV charging equipment,
11 and similar service infrastructure should be placed as discreetly as practicable and integrated
12 into the building or site design. If EV chargers are meant to be a public amenity in commercial
13 areas, they may be sited openly.

14 **Service Areas:** Trash receptacles, recycling areas, loading areas, and similar service functions
15 should be consolidated and located in designated areas screened from public view through
16 landscaping, walls, fencing, or other compatible site features to minimize visual clutter.

17 **17. Accessory Structures**

18 Accessory structures—including garages, sheds, and other secondary buildings—should be
19 designed to be **subordinate to the principal building** and consistent with the architectural
20 character of the property and the Village District.

21 **General**

- 22 • Accessory structures should be **smaller in scale** and visually secondary to the principal
23 building.
- 24 • The design, materials, roof form, and architectural detailing should be **compatible with**
25 **the principal building**.
- 26 • Where visible from public streets, accessory structures should be designed with the
27 same level of care as principal buildings.

28 **Placement**

- 29 • Accessory structures may be exempt from requirements for orientation toward the street.
- 30 • Where feasible, accessory structures should be located to the **side or rear of the**
31 **principal building** to minimize their visual impact on the streetscape and maintain the
32 prominence of the principal building.

33 **Garages**

- Garage design should be consistent with the architectural character of the principal building, including roof form, materials, and detailing.
- Detached garages are encouraged where consistent with site conditions and traditional development patterns.

5 Sheds and Secondary Buildings

- Sheds and other accessory buildings should be simple in form and detailing and should not visually compete with the principal structure.
- Accessory structures with temporary or utilitarian appearances visible from public streets are discouraged unless appropriately screened from public view.

10

11 ~~18. Other Elements~~

12 ● ~~other~~

13

14

1 Appendix

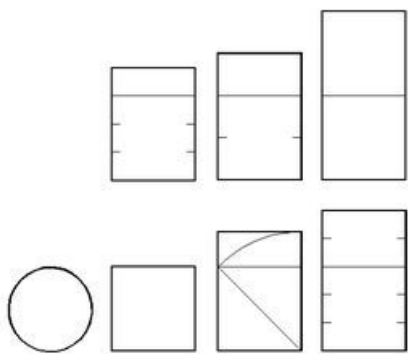
2 Proportion and Classical Precedent (Optional Guidance)

3 Traditional buildings within New England villages were often influenced by classical design
4 principles described by Andrea Palladio in *The Four Books on Architecture* (1570). These
5 principles, with parallels to musical consonances, draw from earlier Greek and Roman
6 architecture and emphasize harmonious relationships between building elements.

7 Historic builders frequently used these simple proportional relationships—such as squares,
8 rectangles, and ratios like 2:3 or 3:5—to establish visually balanced compositions. These
9 relationships influenced the design of windows, doors, façades, massing and interior spaces.

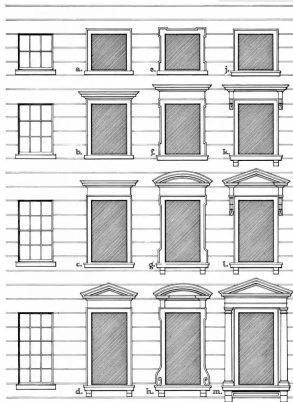
10 An additional proportional system, known as the **Golden Ratio** (approximately 1:1.618), has
11 long been associated with aesthetically pleasing compositions in both architecture and nature.

12 While these proportional systems are not intended as strict requirements, they illustrate how
13 **consistently applied proportions and relationships between elements, even when applied**
14 **across different buildings and building styles, contribute to the visual harmony**
15 **characteristic of traditional village architecture.**



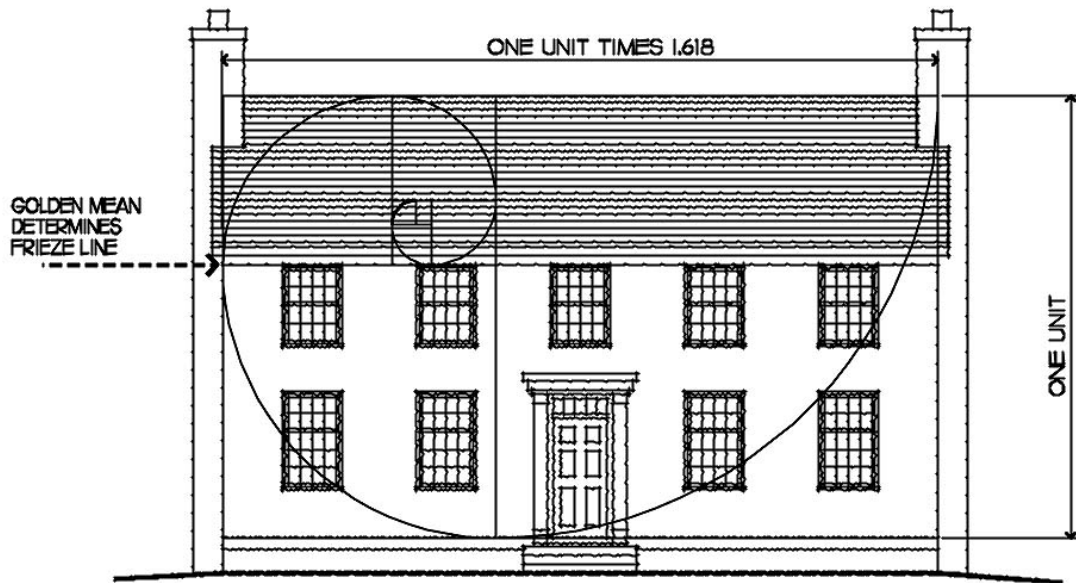
Palladian Proportions

Shape	Ratio	Musical Interval
a. Circular	1:1	Harmony
b. Square:	1:1	Unison
c. Diagonal of the Square:	$1:\sqrt{2}$ ($\approx 1:1.414$)	Tritone
d. A square and a third:	3:4	Perfect 4th
e. A square and a half:	2:3	Perfect 5th
f. A square and two-thirds:	3:5	Major 6th
g. Two squares:	1:2	Octave



An illustrative example of how Palladian proportion was applied to classic window design.

1



GEORGIAN STYLE HOUSE
WITH FRONT ELEVATION
BASED ON PROPORTIONS
OF THE GOLDEN MEAN

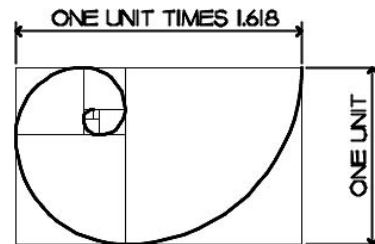


DIAGRAM OF THE
PROPORTIONS OF
THE GOLDEN MEAN

An example of how the Golden Ratio was used to aid the composition of facade layouts. A sequence of progressively smaller rectangles is inscribed within the original rectangle, with each maintaining the Golden Ratio between its longer and shorter sides.

Note how the right-hand side of the facade is neatly composed within an imaginary “one unit square”. The windows, doors and the spacing between them, both vertically and horizontally, all follow Palladian proportions.

2