

Statement of Architectural Compatibility
Proposed Residential Infill Development
687 South Main Street
Cheshire, Connecticut

December 10, 2020

The proposed seven-unit residential infill development at the intersection of South Main Street and Higgins Road has been designed to be consistent with both the characteristics of the town and the surrounding area. The density and massing of the structures is similar to the multifamily residential complex located just to the south along South Main Street and the office use immediately to the north and is smaller in scale than the office uses on the opposite side of South Main Street.

The plan has been developed to complement the grade change on the site by utilizing "garage under" units along South Main Street, and the vehicular access and parking takes access off Higgins Road and is hidden in between dwelling units on the west side and east side of the parcel, allowing unobstructed architectural views from most vantage points. The dwelling units along South Main Street have been designed with their front door facing the roadway, so the development feels connected to the community and consistent with other historic uses along South Main Street.

Architecturally, the design is comprised of traditional New England shapes and materials and is very similar in appearance and height to all of the surrounding structures and the Town of Cheshire in general. In addition, the entire design, and in particular the most prominent portion of the units facing the corner of South Main Street and Higgins Road, has incorporated extensive articulation and design details that will create a very attractive appearance along this important location along the town's main street and one would expect no negative impact on surrounding property values. In fact, this use as designed should enhance the character of the neighborhood when compared to the prior abandoned use.