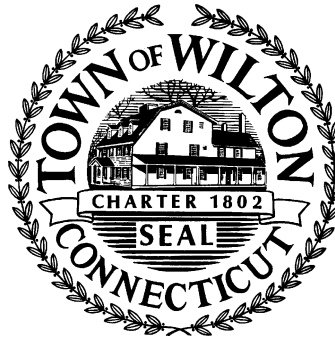


VILLAGE DISTRICT
DESIGN ADVISORY
COMMITTEE/
ARCHITECTURAL
REVIEW BOARD



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**ARCHITECTURAL REVIEW BOARD/VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE
REGULAR (ELECTRONIC) MEETING MINUTES
Thursday, May 2, 2024
5:00 PM**

PRESENT: Chair Kevin Quinlan AIA, Vice-Chair Sam Gardner, AIA, Kathleen Poirier, AIA, John Doyle, AIA

ALSO PRESENT: Daphne White, Assistant Town Planner

I. ARCHITECTURAL REVIEW BOARD

- A. Call to Order – at 5:04 PM**
- B. Roll Call**
- C. Work Session**

- 1. Toll Bros., Inc., 15 Old Danbury Road**
Application for 208-unit multi-family development

Ms. Lisa Feinberg opened by introducing the presentation team which began with a discussion of the building design, followed by site and landscaping improvements. She stated that there would not be a formal engineering presentation.

Mr. Seelan Pather (Beinfeld Architects) detailed the updated building design. He addressed the following comments from ARB/VDDAC and PZC: 1) the massing of the buildings, 2) improve the grade level experience, and 3) address the roofline. The evolution of the architecture was detailed. The first iteration was a single building, with an internal courtyard opening out to Danbury Road. In response to comments, the next iteration was two buildings, helping to break up the mass, with a sightline from Danbury Road through to the train lines and separating the buildings, and a 1 ½ story amenity building between the two. He also used renderings to illustrate the grade and sloping of the site, and the updates to the long, uniform rooflines, which addressed comments from the PZC. He also detailed the various external material to be used.

Comments included: 1) the look not being residential enough, versus hotel or office building look; 2) need to break up the roof (gable ends, towers, pitched roofs); 3) it can be considered a gateway to Wilton, so the look from Danbury Road should be softer, less severe, and more playful; and 4) useable space on the roof.

Eric Rains detailed the landscaping plan. Leading into the sight from Station Road are sidewalks with larger scale canopy street trees, American Sycamore and Elm, and low scale pedestrian lighting to enhance the entry and compliment the architecture. Lower plantings/shrubs will be used at the base of the buildings to screen views into the living spaces. Within the internal courtyard/pool area, a vegetative buffer would be placed between the pavement and the walls of the building. On the east side, facing Danbury Road, there would be large seasonal planting areas.

The ARB portion of the meeting closed at 6:41.

II. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE

- A. Call to Order – at 6:41 PM**
- B. Roll Call**
- C. Work Session**

- 1. Totsy Turvy Café, LLC, 101 Old Ridgefield Road**
Proposed signage

Ms. Kathleen Royle (Gregory & Adams) and Ms. Genevieve Giamarino (Applicant). Sign design and location were presented, consisting of directional wall signs (including ADA accessibility), primary location sign, and plaque on the monument sign along Old Ridgefield Road.

The Committee expressed that the main entrance was not well marked, and could have more attention drawn to it with a more visible sign. As this would require an Alternative Signage Program application, the applicant would consider this at a later time.

A motion was made to approve the application, which was seconded, and passed unanimously with a vote of 4-0-0.

- 2. Advanced Mental Health Associates, 80 Old Ridgefield Road**
Proposed signage

Ms. Susan Daly, applicant and owner, presented the proposed signage which would replace the sign of a previous tenant. Black lettering on a white background to maintain uniformity with adjacent signs. A suggestion was made to move the first and second lines closer together.

A motion was made to approve the application, with the condition that the recommended change be incorporated. The motion was seconded and passed with a vote of 4-0-0.

3. Wilton Campus 1691, LLC, 15-21 River Road Application for mixed-residential and retail development

Mr. Casey Healey (Gregory & Adams) and Mr. Nick Brown (Kimco Realty) provided a brief overview of the timeline of the project to reach a formal VDDAC application. Mr. Craig Flaherty (Redniss & Mead) then provided an overview of current plans and the goal of the varied massing and components of the project to the Wilton Center streetscape. Building A would be comprised of retail and ninety-seven residential units and Building B would be comprised of seventy-two residential units.

Mr. Matt Renauld detailed: 1) the use of open spaces to connect the three buildings; 2) connectivity of Building B to Building A and to the amenities of River Road; 3) layers of landscaping along River Road; 4) angled parking along River Road; 5) the focal point at the corner of Village Drive and River Road, including a small area for gatherings and activities; 6) the engagement of Village Drive to enhance the overall activity of the project streetscape.

Mr. Chris Santoro detailed: 1) the transition area/gateway space from River Road into the area of Building B; 2) fourth floor stepbacks which are consistent throughout all four zones of the development; 3) the ground floor being pedestrian friendly using glazing and material changes; 4) an entry at #21 River Road to activate the area; 5) the corner of River Road and Village Drive being a transition from residential into retail on Village Drive; and 6) floor plans, elevations, and varied use of materials. Mr. Flaherty and Mr. Santoro then detailed Building B, including: 1) massing, stepbacks, and the addition of a fifth floor; 2) a pronounced entry creating an active streetscape; 3) residential architecture elements creating a connection to the Building A residential elements; and 4) floor plans.

Committee questions/feedback.

1. What were the significant changes since the prior iteration. The height, ~60'6", of the block units of Building A was a concern of the Committee, and in response the height was reduced to less than 60'; incorporated at the loft level of Building A reveal setbacks planned on the upper floors of Building B; and the location of building lighting.
2. At the River Road/Village Drive corner, could the ground floor windows around the curve be recessed to give it a sense of mass. Also, could the brick material of the ground floor of the curve match the stone material of the neighboring ground floor levels instead of brick.
3. The architectural rhythm of the River Road/Village Drive corner appears disjointed, with vertical bands of different sizes and widths, and different window widths. And there was consensus that there needs to be greater detail, which appears generic and lacking local character and needing more detail.
4. Greater attention paid to the back side of Building A, and for Building B the upper level may need to have a setback.

After much discussion, it was agreed that the Committee would hold a special meeting on May 15, 2024 to discuss the drafting of the final report to submit to the PZC.

III. APPROVAL OF MINUTES

Approval of the minutes from the April 4, 2024 meeting will be delayed to the June 6, 2024 meeting.

IV. COMMUNICATIONS

Next meeting: June 6, 2024

V. ADJOURNMENT – 8:45 PM

A motion was made to adjourn, which was seconded, and was unanimously approved with a vote of 3-0-0. Ms. Poirier was absent from the vote.

Respectfully submitted by Rich Callahan – Recording Secretary

*MINUTES HAVE NOT BEEN REVIEWED BY THIS BOARD/COMMITTEE AND MAY BE SUBJECT TO REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS AVAILABLE AT: [Village District Design Advisory Committee / Architectural Review Board Minutes & Agendas | wiltonct](#)