

VILLAGE DISTRICT  
DESIGN ADVISORY  
COMMITTEE/  
ARCHITECTURAL REVIEW  
BOARD

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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

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**ARCHITECTURAL REVIEW BOARD (ARB)**

**FINDINGS/RECOMMENDATION REPORT**

**RE: 131 Danbury Road**

**Meetings on September 7, 2023 and November 9, 2023**

**SUMMARY:**

The ARB had two meetings with the applicant's development team for a pre-application on September 7, 2023 and for a full application on November 9, 2023. The application review was for a 208-unit multi-family development to include a 4-story building with lofts, and for a 2-story amenity building in the front.

**GENERAL CONSIDERATIONS:**

- The ARB Board reviewed the proposed development, which included a multi-family building with an interior courtyard and a smaller amenity building which would be located in front of the front of the property closer to the road and they agreed that the amenity building in the front would help to reduce the scale of the primary building.
- The Board was concerned that the bulk and massing of the multi-family building gave it a hotel-like appearance and experience. It was thought that using more natural materials would help soften the façade.

**SITE PLANNING/BUILDING CONSIDERATIONS:**

- Building Elevations:
  - The Board noted that the vertical siding stopped abruptly at the top of the multifamily building and that the style of that building appeared to be severe.
- Site Planning Issues:
  - The Board expressed concern about the lack of pedestrian connectivity, especially between the front and back of the property, due to a lack of interior sidewalks, but also thought that there should be more connectivity between the adjacent properties, specifically that there be a connection and continuation of the trail to the southern and

northern properties along the river. It was also stated that the sidewalk adjacent to Danbury Road should be setback well away from the road for the safety of pedestrians.

- The Board questioned whether some of the paved areas could be permeable, specifically in the rear parking area on the western side of the multi-family building.

### **LANDSCAPE CONSIDERATIONS:**

- The Board recognized that the proposed landscaping in the front of the building, including the meadow and stone walls helped to create a greater building setback, but they were concerned about the longevity of the proposed birch trees.
- The ARB Board encourages preservation and enhancement of natural resources and encourages the use of pollinator plants whenever possible. The removal of invasive species from the western part of the property near the river would help to achieve this goal and so would the proposed wildflower meadow near the road.