

WILTON PLANNING AND
ZONING COMMISSION

ARCHITECTURAL REVIEW BOARD/VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION

Maria Pertesis/Cachus Rose 5 River Rd Wilton CT 06897
APPLICANT'S NAME ADDRESS

Kimco Realty 500 North Broadway Suite 201 Jericho, NY 11753
OWNER'S NAME ADDRESS

5 River Rd Wilton CT 06897 Wilton Center District
PROPERTY LOCATION ZONING DISTRICT

4409/4240 520/583 149/22 73 25 7.625 acres
WLR VOLUME PAGE TAX MAP # LOT # ACREAGE

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

[Application Forms / Materials / Wilton CT](#)

* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled** – 11" x 17" Plan Copies

ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO 1 OR 2 PDFs MAXIMUM), emailed to: michael.wrinn@wiltonct.org & daphne.white@wiltonct.org

- ☒ i. An application form;
- ☒ ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- ☐ iii. The following plans, where applicable, based on the nature of the proposed project:
 - ☒ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.
 - ☐ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (when required), of the property sufficient to show the location of:
 - a. wetlands, upland buffers, watercourse and flood zones, if any;
 - b. existing and/or proposed buildings and appurtenances thereof;
 - c. existing and/or proposed parking accommodations;
 - d. existing and/or proposed lighting
 - e. existing and proposed buffer strips and landscaping;
 - f. access and egress details for pedestrian and vehicular traffic;
 - g. existing and/or proposed signs, and
 - h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
 - i. easements, regulatory setbacks, historic covenants or other historic assets.

- ☒ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.
- ☐ 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.
- ☒ 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.
- ☐ 6. Samples of all finish materials to be used on the exterior of the building.
- ☐ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- ☐ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.


APPLICANT'S SIGNATURE

8/17/23
DATE

203 650-1385
TELEPHONE

OWNER'S SIGNATURE

DATE

TELEPHONE

PROJECT NARRATIVE:

Seeking approval to expand awning over
existing patio (after the fact) on the
north side of patio

PROPOSED RETRACTABLE ENCLOSURES
WITH PVC BLACK PERIMETER
WITH LARGE VIEW WINDOW SAME AS EXISTING

EXISTING BUILDING
PROPOSED COLOR AWNING EXTENSION
SAME AS EXISTING

EXISTING
BUILDING



EXISTING STONE WALLS, PIERS
AND WOOD COLUMNS

PROPOSED COMPOSITE BLACK DOORS
WITH VIEW WINDOW SAME AS EXISTING

EXISTING
SOUTH SIDE AWNING AND ENCLOSURE

EXISTING BUILDING

AWNING EXTENSION



EXISTING STONE WALLS, PIERS
AND WOOD COLUMNS

SEE SOUTH SIDE FOR MATCHING MATERIALS
PROPOSED
NORTH SIDE AWNING EXTENSION 225 SF



J.P. FRANZEN
ASSOCIATES
ARCHITECTS, P.C.

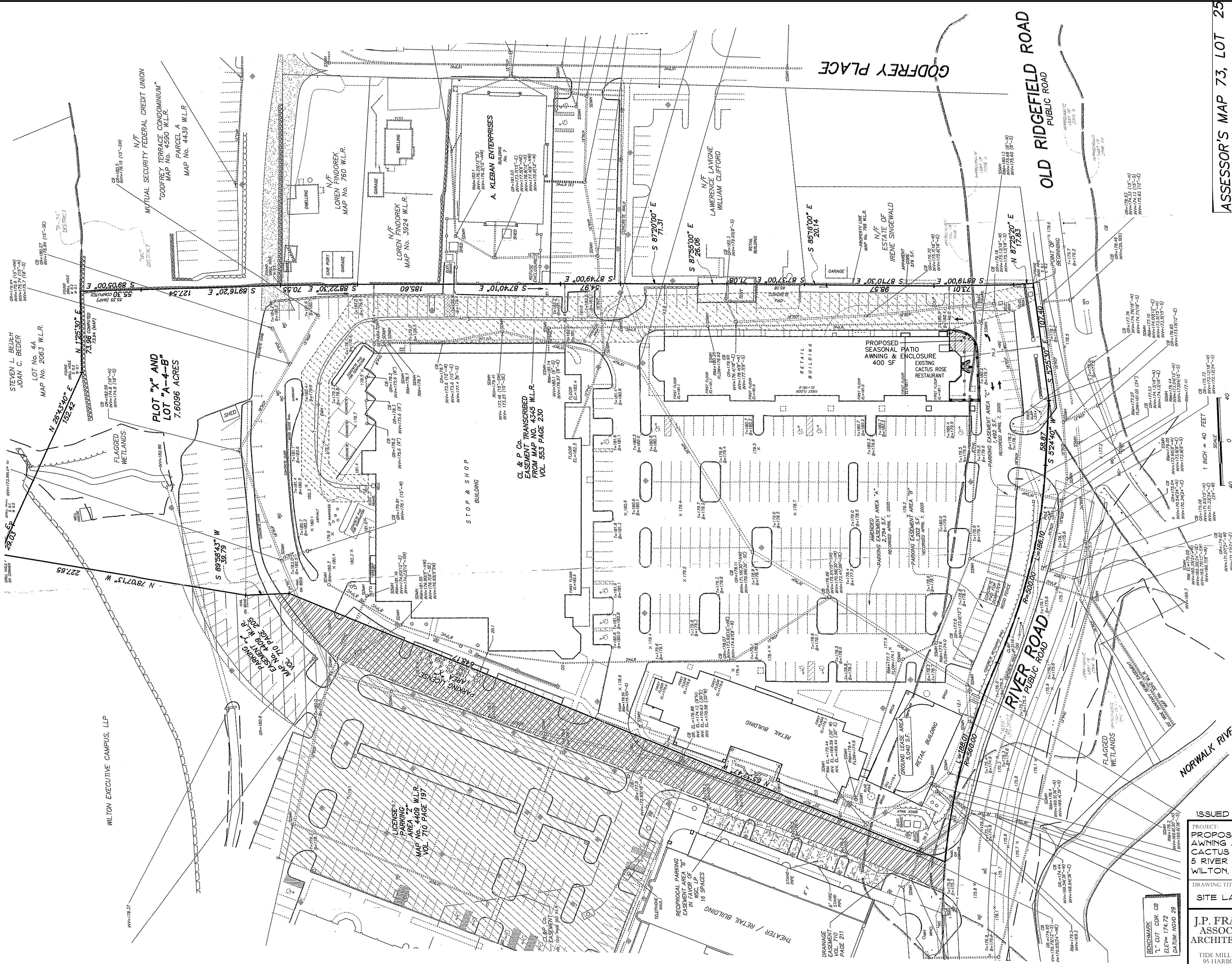
TIDE MILL BUILDING
95 HARBOR ROAD
SOUTHPORT, CT 06890
1241 POST ROAD
FAIRFIELD, CT 06824
TEL: (203) 259-0529
FAX: (203) 254-6497 ©

ISSUED FOR TOWN APPROVALS 8/16/2023

PROJECT:
PROPOSED OUTDOOR DINING
AWNING AND ENCLOSURE
CACTUS ROSE RESTAURANT
5 RIVER ROAD
WILTON, CT 06897
TITLE: MATERIALS
TO MATCH EXISTING

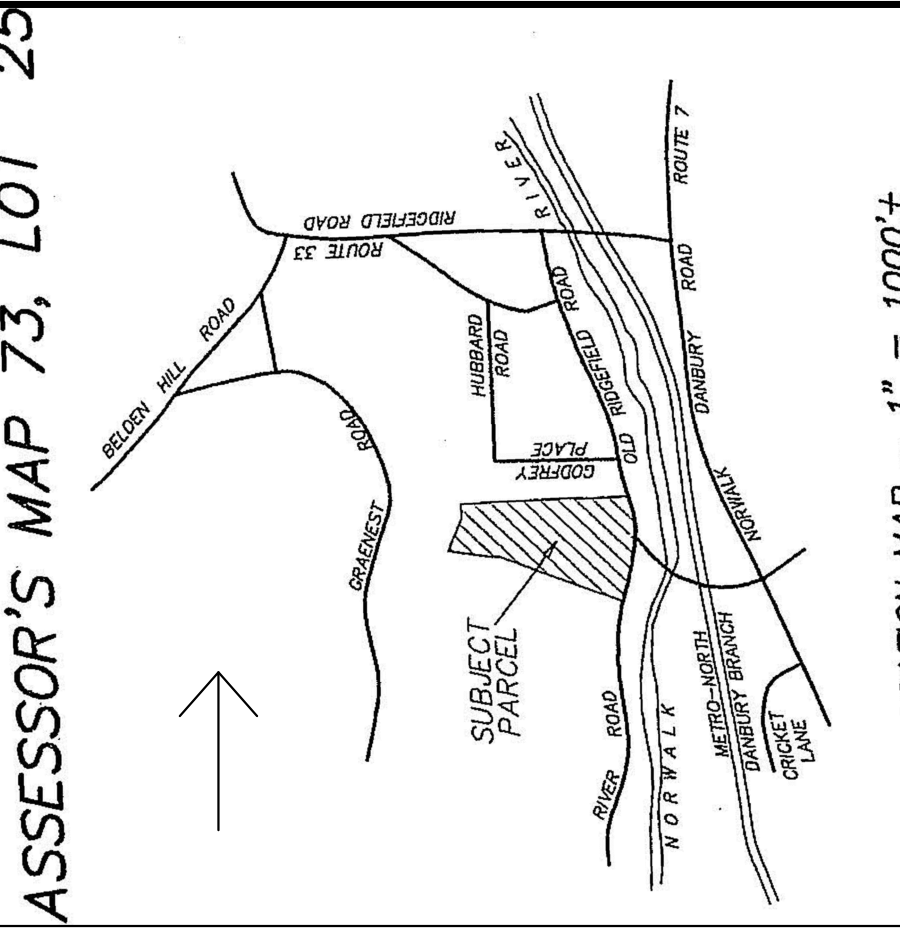
SCALE
NO SCALE
DRAWN BY
DRW
JOB NO.
202301

DATE
8/16/23
DRAWING NO.
R1

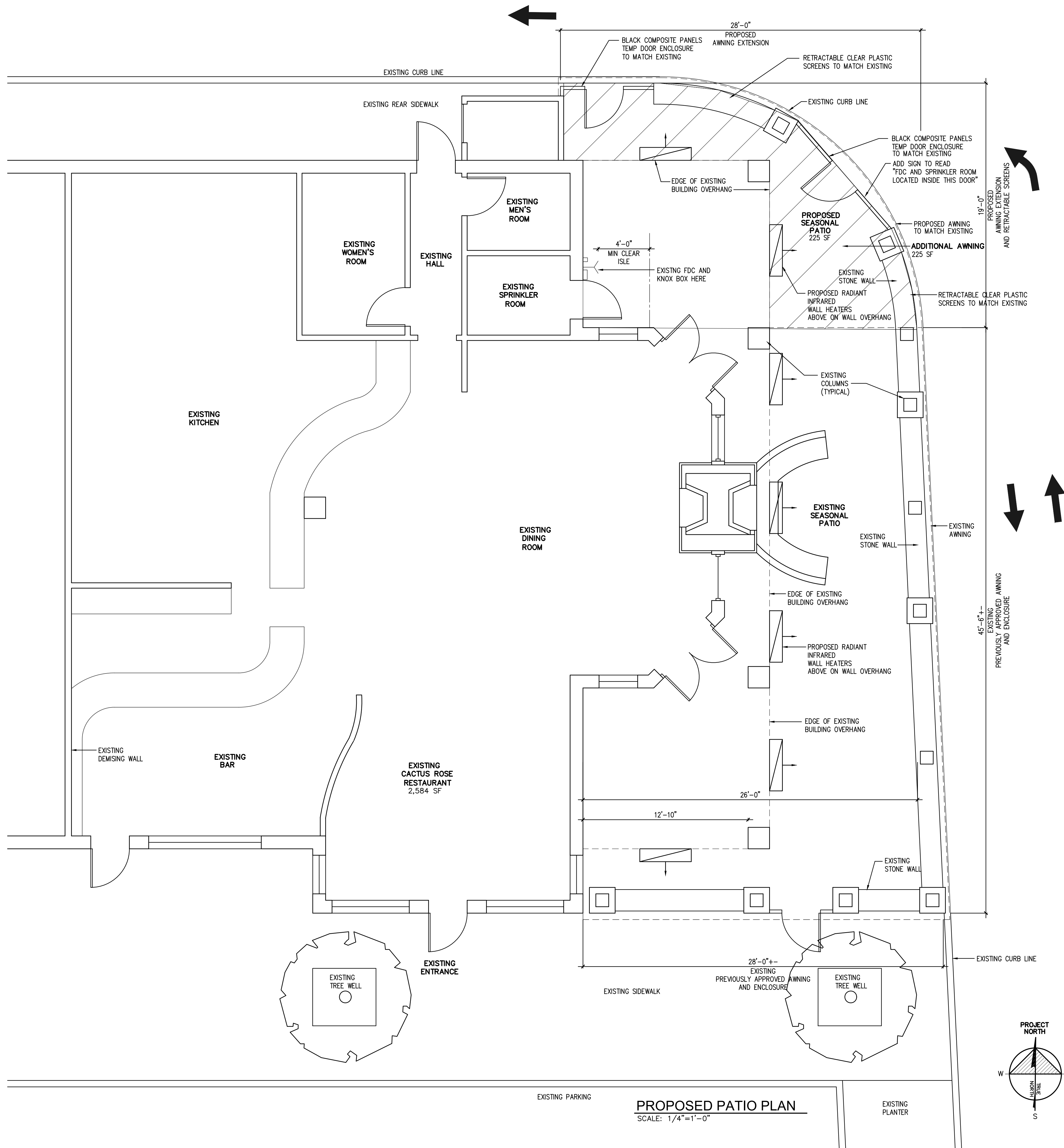


NOTE:
INFORMATION FOR THIS MAP WAS TAKEN FROM
IMPROVEMENT LOCATION SURVEY OF PROPERTY AT
5 RIVER ROAD PREPARED FOR WILTON SHOPPING CENTER
LIMITED PARTNERSHIP PREPARED BY ROCCO V. D'ANDREA INC.
DATED JANUARY 5, 2006 SCALE 1"=40'-0"

ISSUED FOR TOWN APPROVALS 8/16/2023	
PROJECT: PROPOSED OUTDOOR DINING AWNING AND ENCLOSURE CACTUS ROSE RESTAURANT 5 RIVER ROAD WILTON, CT 06897	DATE: AUG 16, 2023
DRAWING TITLE: SITE LAYOUT PLAN	
J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C. TIDE MILL BUILDING 95 HARBOR ROAD SOUTHPORT, CT 06890 TEL: 833-299-0539 WWW.FRANZENARCHITECTS.COM	SCALE: 1/4"=1'-0" DRAWN BY: DRW JOB NO.: 202301 DRAWING NO.: L1



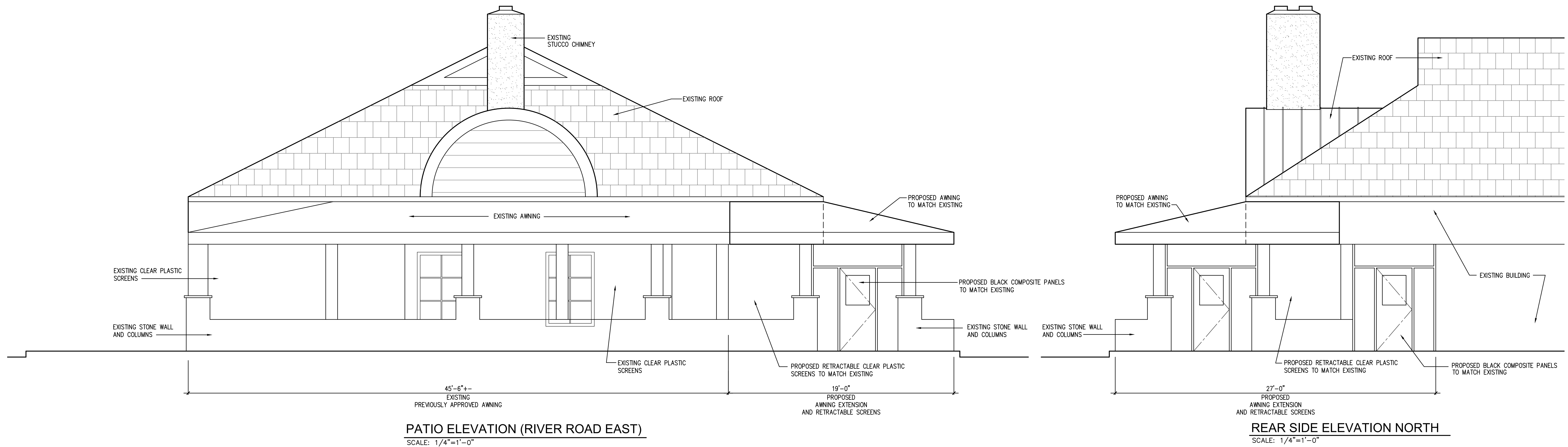
LOCATION MAP - 1" = 1000'



PROPOSED PATIO PLAN
SCALE: 1/4"=1'-0"

ISSUED FOR TOWN APPROVALS 8/16/2023

PROJECT: PROPOSED OUTDOOR DINING AWNING AND ENCLOSURE CACTUS ROSE RESTAURANT 5 RIVER ROAD WILTON, CT 06897	DATE: AUG 16, 2023
DRAWING TITLE: PROPOSED PATIO PLAN	
J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C. TIDE MILL BUILDING 95 HARBOR ROAD SOUTHPORT, CT 06890 TEL: (203) 259-0529 WWW.FRANZENARCHITECTS.COM	SCALE: 1/4"=1'-0" DRAWN BY: DRW JOB NO.: 202301 DRAWING NO.: A1



ISSUED FOR TOWN APPROVALS 8/16/2023

PROJECT: PROPOSED OUTDOOR DINING AWNING AND ENCLOSURE CACTUS ROSE RESTAURANT 5 RIVER ROAD WILTON, CT 06897	DATE: AUG 16, 2023
DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS	
J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C. TIDE MILL BUILDING 95 HARBOR ROAD SOUTHPORT, CT 06890 TEL: (203) 259-0529 WWW.FRANZENARCHITECTS.COM	SCALE: 1/4"=1'-0"
	DRAWN BY: DRW
	JOB NO.: 202301
	DRAWING NO.: A2

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