

**WILTON PLANNING AND
ZONING COMMISSION**

**ARCHITECTURAL REVIEW BOARD/VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION**

DWG Properties LLC

APPLICANT'S NAME

DWG Properties LLC

OWNER'S NAME

4 Danbury Road, Wilton CT

PROPERTY LOCATION

235 Old Norwalk Rd, New Canaan, CT 06840

ADDRESS

235 Old Norwalk Rd, New Canaan, CT 06840

ADDRESS

DRB

ZONING DISTRICT

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
	2526	606-609	83	21 & 22-1	0.29± acres

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 (where 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.


Managing Member
DWG Properties LLC
APPLICANT'S SIGNATURE

3/29/2021
DATE

203-966-9229
TELEPHONE


Managing Member
DWG Properties LLC
OWNER'S SIGNATURE

3/29/2021
DATE

203-966-9229
TELEPHONE

PROJECT NARRATIVE:

Applicant is proceeding to entirely renovate the existing two-story structure as a craft brewery and restaurant (a Brew Pub). Previously, on May 6, 2021, this project was presented to and received a favorable review from the Architectural Review Board. (The prior ARB application narrative is attached for reference.) Subsequently, on June 28, 2021, the Town of Wilton Planning and Zoning Commission approved a Special Permit (SP#479). (The Land Record Information Form is attached for reference.) Applicant has submitted applications for building permits and is awaiting approvals.

The Planning and Zoning staff requested this project be again presented to the Architectural Review Board because changes evolved during the detailed design. The key changes are modest and include:

- 1) Window styles were adjusted for a somewhat more modern look and to contain costs.
- 2) The main entrance was adjusted to improve symmetry, add visual diversity, and reduce the amount of glass.
- 3) Most of the originally proposed lanterns were eliminated from the building perimeter to reduce light glare, as requested by the Commission.
- 4) The existing metal fascia will be refinished, rather than replaced, due to material availability and cost containment.
- 5) The overhead loading door on the north side will be solid, rather than glass.
- 6) The first and second floor plans were adjusted for equipment fit and workflow, but the size of the patron area is virtually unchanged.

Applicant believes these modifications are warranted, in line with the intent of the originally reviewed proposal, and typical of adjustments that evolve as projects progress.

**DWG PROPERTIES LLC
4 DANBURY ROAD, WILTON, CT
ARCHITECTURAL REVIEW BOARD
APPLICATION FOR ADVISORY REVIEW
SCHEDULE A - NARRATIVE**

I. BACKGROUND

DWG Properties LLC (hereinafter the “Applicant”) is the owner of real property with the improvements thereon located at 4 Danbury Road in Wilton, Connecticut (the “Property”). Designated as Tax Lots 21 and 22-1 on Map 83, the Property is 23,009 sq.ft. (0.482+/- ac.). Approximately 12,611+/- sq.ft. (0.29+/- ac.) located in Wilton, with the remaining 8,398+/- sq.ft. (0.192+/- ac.) located in Norwalk. (Refer to “Property Survey Prepared for DWG Properties, LLC 4 Danbury Road Norwalk-Wilton, CT Scale: 1”=10’ and “Architectural Site Plan (Sheet A-1.0)” prepared by PCDF Architecture LLC, attached hereto and made a part hereof.)

The Property is improved with a two-story 7,468± sq.ft. commercial structure constructed in 1976, with a parking lot containing approximately 26 spaces, including one (1) handicap space.¹ Bordered by Heathcote Drive to the south, residentially developed property to the east, Danbury Road to the west and other commercially developed properties to the north, the Property is zoned DRB. The prior first-floor occupant of the structure was Wells Fargo Bank and a medical office use occupied the second floor.

II. PROPOSAL

The Applicant proposes to entirely renovate the existing two-story structure as a craft brewery and restaurant (a brew pub). Breweries are an emerging niche business in Connecticut with more than 50 craft breweries currently located in the state. However, Wilton does not have a brewery and the closest ones are located in Danbury, Ridgefield, Stamford and Bridgeport.

The first floor would be dedicated to the manufacture, storage, and sale of craft beverages. In this space, the Applicant would produce traditional and distinctive ales and lagers, seasonal offerings, a varied line of India Pale Ales and, at a future date, aged sour beers using commercial equipment and professional craft brewing processes. New products are hoped to be introduced every four (4) to six (6) weeks. Some products may be distributed to restaurants, bars and package stores, while many offerings would be uniquely available at the brewery. Generally, brewery production would occur weekdays from 8 am – 4pm, employing two to four staff members.

The second floor would have auxiliary brewery and storage areas and a restaurant with a kitchen, service areas, bathrooms and about 1,000 sq.ft. for patrons. Beer brewed onsite would be featured with a rotating selection of 8-12 on tap. Alternative beverages, non-alcoholic choices and, perhaps, other alcoholic beverages produced in Connecticut, would also be offered. A menu of food selections would be prepared and offered for on-premises and takeaway consumption. The

¹Approximately 7-8 parking spaces are located in Wilton; 18+/- spaces are located in Norwalk.

restaurant would be open to the public Monday through Friday in the afternoon and evening, and on weekends from midday into the evening.

The Applicant principals have experience in the brewery concept, having received City of Norwalk Zoning Commission approval for a brewery on Westport Avenue in Norwalk. Unfortunately, that project did not materialize due to issues with the building owner and the onset of the pandemic.

The proposed restaurant use complies with the height and bulk requirements of the DRB zone of the Town of Wilton Zoning Regulations (“zoning regulations”). Applications for text amendment and special permit to allow the brewery component in the zone will be submitted shortly to the Town of Wilton Planning & Zoning Commission. The uses require 23 parking spaces and 26 exist. (Refer to “First Floor Existing (Sheet A-1.1)”, “Second Floor Existing (Sheet A-1.2)”, “First Floor Proposed (Sheet A-1.3)”, “Second Floor Proposed (Sheet A-1.4)”, “Space Allocation Plan First Floor Proposed (Sheet A-1.5)”, “Space Allocation Plan Second Floor Proposed (Sheet A-1.6)”, “Roof Plan Existing (Sheet A-1.7)”, “Front & Side Elevations Existing & Proposed Option K (Sheet A-2.1)”, “Rear & Side Elevations Existing & Proposed Option K (Sheet A-2.2)”, and “4 Danbury Road Wilton CT – Materials” prepared by PC DFA Architecture LLC, attached hereto and made a part hereof.)

III. STANDARD OF REVIEW

The Applicant submits this application for advisory review as it proposes exterior changes to an existing commercial structure in the DRB zone. The Applicant recognizes that the ARB’s function is to provide design suggestions in a constructive and collaborative manner to “foster successful design outcomes that are appropriate to and representative of Wilton’s unique character.”

The existing commercial structure is dated and rather nondescript. Exterior features consist of painted concrete block, storefront-style windows, prominent brown, overhanging, vertically clad eaves, and a matching simulated balcony above the entrance. It does not mirror, complement, or take cues from any of the surrounding structures.

The proposed exterior alterations consider form, function and efficiency. A loading area with overhead door will be established on the north side. On the south side the entrance will be consolidated with feature doors, and a glass overhead door will be added to provide visibility and infrequent maintenance access to the brewing equipment. Windows will be replaced within the existing openings for energy efficiency and appearance. Second floor windows on the west and south sides will include operable center sashes. Horizontal siding will be added to sections of the upper south, west and north sides, and non-sided walls will be repainted on all sides. The overhanging fascia around the top will remain but be reclad. The overall concept for the exterior is to make the building feel much less corporate/financial and more inviting, while being timeless and unique. The look will blend industrial and modern design cues with a color palette that is neutral and with warm earth tones.

The Applicant and its architect have considered the review criteria set forth in Sec. 29.9-K of the Town of Wilton Zoning Regulations applicable to the proposed exterior modifications and offer the following comments.

- a. Context. The building has existed in its present configuration and design since 1976. There are no adjoining natural or historic site features or adjoining context.
- b. The proposed modifications and new exterior treatments provide harmony in textures, lines and massing.
- c. Parking area configuration, curbing and paving will remain unchanged, but additional plantings are proposed to provide greater living screening and softening of the commercial nature of the Property and existing conditions.
- d. The height and scale of the existing building is compatible with adjoining commercial buildings and multi-family, mixed use structures in the DRB zone. No expansion of or extension to the existing structure is proposed, and the canopy on the north side of the structure that provided protection to drive-up teller customers, will be removed.
- e. Changes to the building's exterior materials (e.g., horizontal siding, fascia cladding, windows) will enhance the existing streetscape and transition to adjoining properties.
- f. Landscaping incorporating existing plants augmented with new has been proposed to enhance the architectural features of the existing building, shield unsightly areas, provide shade and additional natural buffering to adjoining residential neighbors and relate to the natural environment and topography.
- g. A currently overgrown buffer area along the west side of the building will be redefined, renovated, and replanted to soften the appearance along Danbury Road without interfering with traffic or pedestrian site lines.
- h. The existing asphalt sidewalk adjacent to Danbury Road will remain and will be connected to the building entrance to provide safe passage for pedestrians and convenient connections within the site and to adjacent sites.
- i. Trees. All existing deciduous trees 6" or greater in caliper and evergreen trees 5' or taller are noted on the site plan.
- j. Changes to the exterior architecture have been suggested based on the scale of the building, quality of design and relationship to surroundings
- k. Facades and roofline have been articulated or varied to reduce bulk and provide architectural interest.
- l. Building materials proposed are of durable quality, substantial appearance, harmonious architectural character, and compatibility with the built environment.
- m. There are no proposed structures or adjoining buildings, but proposed textures, colors and components of the suggested exterior modifications are harmonious and in context with structures in the general vicinity of the Property.
- n. Utility and service equipment areas are unchanged but will be shielded more completely.
- o. Wall signage has been designed as an integral architectural building and site element. A ground sign is proposed on that portion of the Property that is located within the City of Norwalk town boundary and complies with ground signs in that municipality.
- p. Exterior lighting enhances public safety, building design and landscape and proposed lighting minimizes point-source exposure, excessive brightness, glare, and spillover.



LAND RECORD INFORMATION FORM
(Mandated by Public Act No. 75-317)

1) GRANTING COMMISSION 2) TYPE OF APPLICATION

xx **Planning & Zoning**
 Zoning Board of Appeals

xx **Special Permit**
 Variance

3) COPY OF THE GRANTING MOTION 4) DATE: **June 28, 2021**

SP#479, DWG Properties, LLC, To renovate existing structure for a restaurant and craft brewery (brew pub); for property located at 4 Danbury Road, Assessor's Map #83, Lot #21, 22-1; in a Design Retail Business (DRB) Zoning District; with an existing parking lot to the south in Norwalk to remain a parking lot; entire parcel is 0.482 acres (0.290 acres in Wilton and 0.192 acres in Norwalk); Norwalk portion zoned Business #2 zone; owned by DWG Properties, LLC.

5) APPROVED WITH THE FOLLOWING CONDITIONS:

1. This Resolution does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as, but not limited to: Zoning Permit, Sign Permit, Building Permit, Certificate of Zoning Compliance; or from the State of Connecticut or the Government of the United States. Obtaining such permits or licenses is the responsibility of the applicant.
2. That any new lighting on the building be low level and properly shielded so as not to create a glare issue off the property;
3. That all manufacturing be handled within the building and no outdoor display/storage of product occur;
4. That all pavements markings as shown on the submitted site plan be restriped prior to any zoning compliance for occupancy being issued;
5. That any and all signage be in compliance at all times with the applicable signage regulation and it is noted that Halo lighting in considered internal lit and not allowed;
6. That the catch basin at the northern exit be brought back to full operating condition;
7. That in addition to the signage proposed in the submitted traffic evaluation, no left-hand turn

signs be placed at the northern exit and appropriate signs be placed in the parking lot alerting customers of that restriction;

8. In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work or physical improvements required and/or authorized by the approved plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on July 1, 2026.
9. The applicant shall file a Land Record Information Form with the Town Clerk (form to be provided by the Planning and Zoning Department) and a copy of the filed Land Record Information Form shall be submitted to the staff prior to the issuance of a zoning permit.
10. Two (2) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner prior to the issuance of a zoning permit. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:
 - a. "Pursuant to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Special Permit shall be completed within five years after the approval of the plan. Said five-year period shall expire on June 30, 2026."
 - b. "For conditions of approval for **Special Permit #479**, see **Resolution #0628-479SP**."
11. The applicant shall submit a revised parking calculation for the Planning and Zoning staff to review which shall reflect additional floor area for the lobby area and the area between the restaurant and bathrooms, prior to the issuance of a zoning permit.
12. The applicant shall revise the parking area subject to review and approval by the Planning and Zoning staff, prior to the issuance of a zoning permit.
13. Prior to occupancy, the applicant shall obtain a Zoning Certificate of Compliance from the Planning and Zoning Department and a Certificate of Occupancy from the Building Department.

6) **NAMES AND ADDRESSES OF ALL OWNERS OF RECORD**

DWG Properties, LLC
235 Old Norwalk Road
New Canaan, CT 06840

7) **DESCRIPTION OF THE PROPERTY, WILTON LAND RECORD MAP #2735**

Refer to Wilton Land Records for 4 Danbury Road, Wilton, CT 06897

8) **VOLUME AND PAGE OF DEED, QUIT CLAIM, WARRANTY, ETC.**

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TOWN PLANNER
COMMISSION CERTIFICATION (TITLE)

JULY 15, 2021
DATE

Received for Record at Wilton, CT
On 07/15/2021 At 3:45:00 pm

Olivia A. Sobczak