

ARCHITECTURAL
REVIEW BOARD

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TOWN HALL ANNEX
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Architectural Review Committee

FINDINGS/RECOMMENDATION REPORT

**RE: SP # 509 – i-Park Norwalk II, LLC
One Cannondale Way, 120 Room Hotel
November 3, 2022 Application meeting**

SUMMARY:

The Architectural Review Board met to discuss the proposal to construct a 120-room hotel on a 29.0 acre parcel bisected by the Norwalk / Wilton town line. 10.6 of these acres are in Wilton. The proposed hotel would be on the northern end of the property, along the railroad tracks, over existing parking. It is noted that a parking garage on the Wilton portion will soon be constructed.

The applicants presented the project and showed the design and architectural elements of the building. Discussed the brick material and liked the look of it on the lower levels, as it anchored the building and provided warmth. Discussion if the grey panels should come to the ground at the bottom of the stair towers, it was determined that it was better to have the brick all around the lower level. Discussion on the treatment of the inset on the right side of the centerpiece and what the material should be. Recommending putting white spandrel panels under the 2 uppermost windows to tie it in. When looking at the same detail on the rear, it was decided to leave it as shown. The same white spandrel panels should be incorporated on the towers also.

Discussed the tower heights, essentially a wall with a cornice; felt that in this case, they add to the architectural design.

Landscaping was reviewed with the landscape architect and the site lighting plan. Appreciated the low lighting levels and the fixture choices. Asked for pollinator plants along ten railroad and the river, possibly a little more natural

GENERAL CONSIDERATIONS:

- With a 4-0 vote, the Committee recommended that this be forwarded to the Planning and Zoning Commission. The Committee was in favor of the project with the comments they raised.