

ARCHITECTURAL
REVIEW BOARD

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TOWN HALL ANNEX
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ARCHITECTURAL REVIEW BOARD (ARB)

FINDINGS/RECOMMENDATION REPORT

RE: #141 Danbury Road
June 3, 2021 Application meeting
(No pre-application meeting held)

SUMMARY:

The ARB had a single review meeting with the applicant's development team on June 3, 2021. No pre-application meeting was requested by the applicants, just the formal application reviewed on June 3.

GENERAL CONSIDERATIONS:

- The major point of the ARB was that the building scale and height is out of character with the surrounding area and out of context with the rest of the area.
- Reads like a 5 story building on an elevated platform, which is significantly out of context. Half story / lofts across the entire front added an unnecessary bulk and height to the façade.
- Missing a uniqueness to Wilton, needs a stronger response to context.
- Noted that the Boards review was of a completely developed plan; the Board missed the opportunity to comment during the concept and massing stage, where input would have been more constructive

SITE PLANNING/ BUILDING CONSIDERATIONS:

- Regarding the Building Elevations:
 - The ARB was impressed with the quality of the materials being proposed for the facades. Did question the need for the faux metal panel, feeling that it may be misplaced and easily becoming outdated. Very urban building; intensity and scale are wrong.
- Site Planning Issues
 - The street / front façade rendering and its relation to correct slope and scale of property: It was shown as having a flat driveway while the actual grading plan showed a significant difference in elevation between the street and the building entrance. This needs to be corrected.
 - Close attention needs to be paid to the proposed grading and resultant building height. Retaining walls in front emphasize that fill is being added..
 - Site plan was seen as intelligent, good to honor the river with a private, well planned passive walking park; positive to have a full emergency accessway shown

LANDSCAPE CONSIDERATIONS:

- The ARB encourages preservation and enhancement of natural resources and encourages the use of pollinator plants wherever possible. The rear of the property along the river was seen as meeting this goal of preservation and enhancement.