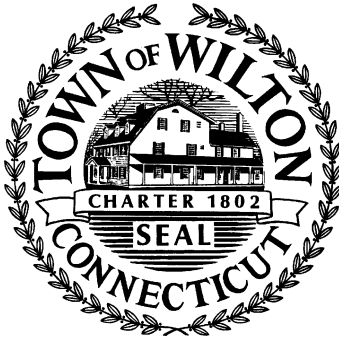


ARCHITECTURAL
REVIEW BOARD

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ARCHITECTURAL REVIEW BOARD (ARB)

FINDINGS/RECOMMENDATION REPORT

**RE: #141 Danbury Road
October 7, 2021 Application meeting
Review of Updated Plans**

SUMMARY:

The ARB had a meeting with the applicant's development team on October 7, 2021 to review the latest revised plans. The ARB reviewed the original plans on June 3 and submitted a report, which is supplemented by this report. It is noted that no pre-application meeting was requested by the applicants.

GENERAL CONSIDERATIONS:

- What gets built (approved) will set a precedent for this stretch of Danbury Road going forward. The *impact* of this building – on this site/location and in the town of Wilton really has no precedent. There is an acute need for a Master Plan to define a kind of path forward and expressing a vision for this section of Wilton.
- Bulk and density are critical issues of concern with the application. While a multi-family use can be appropriate at this site, the intensity of development is out of context with the rest of the southern Route 7 corridor.
- Height is a primary objection of the building, exacerbated by the podium approach with parking underneath and the additional building height requested for the lofts. The resultant design is much taller than existing regulations allow.
- The massive character of this building is expressed as a very dense structure, with little relationship to the scale of other buildings in the area.
- Visually reads as one large building, despite the attempts to break up the building.
- A building this large should be in an area that matches its intensity and bulk.

SITE PLANNING/ BUILDING CONSIDERATIONS:

- Opening the building rear to the river was a positive design improvement which engages the building with the site and river to the west. This concept should be enhanced and celebrated.
- Regarding the Building Elevations:
 - The red brick on the front should also be used to the sides and rear of the building, which are currently seen as cold and harsh, given the darker color palette and materials proposed.
 - East elevation: The cornice line and railings on rooftop are overarticulated – recommending a continuous cornice rather than the cut-a ways showing a thin building façade materials. Bolder, thicker masonry will present better.
 - Need to break down bulk of the building, make it less severe.
 - Sides and rear of building need more design thought / refinement to soften appearance.
 - “Glass Boxes” on roof: Moving them off the front façade does bring down apparent height, but increases the building height and bulk regardless of the intended transparency. The massing on the top of the boxes call attention to the units and defeats the intended effect.

LANDSCAPE CONSIDERATIONS:

- Landscaping along the river is seen as a very positive action: installation of as many as possible pollinator plants and native species of plants needed.
- Character of walls is important – the proposed ridged formal stone walls should be more natural, similar to stacked stone farm walls