

White, Daphne

From: Rob Sanders <rsanders@rsarchct.com>
Sent: Friday, November 5, 2021 12:11 PM
To: Bunting, Timothy; Wrinn, Michael
Cc: White, Daphne; Stefanie Boggess
Subject: 481 Danbury Rd - Preliminary zoning review

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Hi Tim-

Thanks for your comments. Elements like AC condensers and generators aren't addressed in the section text, so clarity there would be helpful.

Note also that the AC condenser at 481 is existing within the setback area, beside the basement hatchway and along with a freestanding exterior oil tank. We propose relocating the tank to the basement, and the condenser further from the front property line, alongside the proposed porch. We'll have some photos for the Commission on Monday.

Cheers,

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From: Bunting, Timothy <Timothy.Bunting@WILTONCT.ORG>
Sent: Thursday, November 4, 2021 11:18 AM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>; Rob Sanders <rsanders@rsarchct.com>
Cc: White, Daphne <Daphne.White@WILTONCT.ORG>
Subject: 481 Danbury Rd - Preliminary Review

Michael & Rob, during my review of this proposed project I noticed that mechanical units, specifically a Generator and an AC unit, are being considered for reduced setback requirements under section 29-5.C.d.(1), (2) for Adaptive Use of Historic Buildings along with proposed additions to the existing structure. This section clearly states under 29-5.C.d. (1)" New construction may, at the Commission's discretion, consist of either attached or detached additions."

(2) The Commission recognizes that 18th and 19th century buildings often do not meet current setback requirements, but remain appropriate for adaptive use. In order to encourage and foster preservation

initiatives, the Commission may allow new construction to exceed the current-day setback requirement; provided such encroachment does not exceed an existing setback deemed to be legally non-conforming.

Under the same section, (3), New construction shall respect the existing height, bulk, scale and style of architecture which exists. Materials used shall be of a similar color, scale, texture and style as that which exists. In order to protect the unique character of structures approved under the Adaptive Use regulations, all new construction, including exterior modifications to existing structures, shall be designed and constructed in a manner that avoids over-massing of buildings, respects the architectural vernacular of the existing building and neighborhood and provides for the integration of existing structures and new construction in a manner that protects and advances the unique character of the historic Danbury Road corridor. When evaluating applications, the Commission shall take the following into consideration:

(a) Materials used for walls, windows, roofs, details and other visible elements shall be respectful of and compatible with the overall appearance of the existing structure and the architecture of the period.

(b) The size, texture, surface finishes and other defining characteristics of the proposed addition shall compliment the historic character of existing structures.

(c) The height of walls, cornices, roofs, chimneys, towers and other projections of any exterior improvement shall contribute positively to both the existing structure and streetscape.

(d) Exterior surface colors shall be representative and respectful of the time period of the original structure.

(e) New construction, whether attached or detached, shall be proportionate and in scale to existing historic structures. Building elements such as doors, windows, cornices and other architectural features shall be harmonious with and complementary to the architectural vernacular of the existing structure(s).

I feel the intent of this Regulation is not meant for new mechanical units of any type unless they can be physically altered and use the same building materials as the structure(s) for which they are intended to serve. I feel that since the mechanical units do not comply with the intent of this section they should not be granted setback relief under this Regulation. The setback relief for the mechanical units should be heard by the ZBA in this case and consideration for the decibel levels of the generator in operation and in close proximity to neighboring property lines should be a factor in their decision or by the Commission if they decide this section applies in this matter.

The Commission should decide whether or not this section applies to mechanical units of any type in similar applications before them for Adaptive Use Buildings..

Respectfully,

Tim Bunting
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