

ARCHITECTURAL
REVIEW BOARD

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TOWN HALL ANNEX
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ARCHITECTURAL REVIEW BOARD

FINDINGS/RECOMMENDATION REPORT

**RE: SP# 492 – ASML US, LLC – 77 Danbury Road
Site Modifications for internal driveway to parking garage
May 5 & June 9, 2022 Application meetings**

SUMMARY:

The Architectural Review Board met twice to discuss the proposal by the applicants to create a new internal driveway at the north end of the main building, leading up to the north end of the parking garage. This is needed as 900-1000 vehicles use the garage daily and ASML has been having traffic conflicts, as all of the loading and truck traffic is currently being shared with this auto traffic at the south side of the main building. Attorneys James Murphy, Dan Conant and Joe Canas, PE of Tighe and Bond Engineers presented on behalf of the applicants, describing the physical changes proposed for the property. As there are wetlands at the lowest end of the proposed drive, the appropriate Inland Wetlands permit has been filed. It was noted that a zoning and a Special Permit had been filed with the Planning and Zoning Commission.

GENERAL CONSIDERATIONS:

- The Board has an initial meeting, where the project was initially presented and a number of questions were posed. The second meeting was a review of the revised materials.
- The Board reviewed the block wall and landscaping in detail. Aerial images revealed the setback distance from Danbury Road, which is extensively wooded. Engineer noted that as no irrigation was proposed, drought tolerant species would be planted. Board noted it was critical that the plant survive to soften the wall. Board asked if there was a possibility of the red cedars at the top of the drive could be staggered to provide better shielding.
- The engineer confirmed that rock boring revealed no rock cut wall was possible, so a block retaining wall is proposed. After discussion, it was agreed that the proposed wall was acceptable, given that it would be landscaped.
- Lighting was reviewed and discussion of that standard for the facility should be started. Applicants stated they would be going with grey poles, which will match the industrial building elements. It was verified that all lighting will have cut-off shields.

Overall, the Board had no objections to the project as presented and revised.

