

VILLAGE DISTRICT  
DESIGN ADVISORY  
COMMITTEE/  
ARCHITECTURAL REVIEW  
BOARD

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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

Robert Sanders, AIA, Chairman  
Samuel Gardner, AIA, Vice-Chairman  
John Doyle, AIA  
Kevin Quinlan, AIA

**ARCHITECTURAL REVIEW BOARD/  
VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE  
SPECIAL (ELECTRONIC) MEETING MINUTES  
Thursday, Aug 4, 2022 - 5:00 PM**

**PRESENT:** Rob Sanders, AIA, Chairman; Sam Gardner, AIA, Vice Chairman; Kevin Quinlan, AIA; John Doyle, AIA

**ALSO PRESENT:** Michael Wrinn, Town Planner; Daphne White, Assistant Town Planner

**I. ARCHITECTURAL REVIEW BOARD**

- A. Call to Order – at approximately 5:04 PM.**
- B. Roll Call**
- C. Work Session – Review and report**

- 1. White Fences II, LLC & Warriors Group, LLC, 523-529 Danbury Rd - Conversion of 2 office buildings to residential**

Present on behalf of the applicant were Liz Suchy, attorney; Phil Cerrone, architect; Tom Quinn, engineer; and George Daniolos, White Fences.

Attorney Suchy reviewed the application, noting in particular that the applicant had reduced the number of light poles.

Mr. Cerrone highlighted a change from casement windows to double hung windows on the front building (523 Danbury Rd). Mr. Sanders asked that the windows be 6 over 6. Mr. Cerrone agreed to the proposed change but noted that the door window did not need to change.

Mr. Cerrone referenced the back building (529 Danbury Rd), noting that they added roof overhangs over all of the exit doors and one new pediment overhang. He stated that they would add lighting in the roof overhangs. Mr. Sanders stated that the window on the east elevation should be shifted to the location of the existing windows.

Mr. Cerrone stated that they reduced the height of the light poles from 10' to 8'.

Mr. Quinn described the proposed septic system for both buildings. He mentioned that the septic system to the rear building could be shifted to the south side of the driveway so that the 2 maple trees could be saved. Mr. Sanders stated that the trees should be replaced if they will be cut, particularly given the decline of the mature beech tree in the front.

Attorney Suchy said that a revised planting plan would be submitted to P&Z and pollinator plants would be added.

Mr. Quinlan asked about the dog fence and whether there would be room for the septic system there. He also asked about the columns. It was noted that there would be 6”x 6” columns in the back building but no new columns proposed for the front building.

## **2. Peoples/M&T Bank, 31 Danbury Rd – Revised signage**

Present on behalf of the applicant were Tracy Becker and Cindy Orsi.

Ms. Becker explained that M&T Bank has purchased People’s United Bank. She noted that the proposed signage included:

- a wall-mounted sign (19 square feet);
- a freestanding sign (18 sq. ft) with an external light bar on the top of the sign (not internally illuminated);
- door signs in the windows;
- directional signs; and
- signs by the drive-up window.

The Board was favorably disposed toward the proposed signage package.

## **3. Church of Jesus Christ of Latter-day Saints, 241 Danbury Rd – Construction of new meeting house building with steeple & site improvements - Pre-Application Review**

Present on behalf of the applicants were Robin Benning and Rob Burgheimer.

Mr. Benning presented and described the changes which included adding plantings in the parking area; moving the scout shed to the south part of the parking area; and adding rows of spruce trees. He mentioned that they added some dormers that would have louvers (which would create air for the mechanical units in the attic), but noted that there would be a window, not a louver, in the steeple. Mr. Sanders said that the dormers would look better if they were a little wider. Mr. Gardner asked if the height of the steeple could be reduced but the Church was not agreeable to that option. The Board indicated a preference for white louvers.

It was also noted that the pole lighting will match the pole lights in the medical building parking lot. Mr. Benning stated that they haven’t had success with bollards so they would prefer to use carriage lights.

Mr. Sanders asked whether the gap between the base of the steeple and the roof line could be modified. Mr. Benning stated that they changed the Hardie plank siding from

textured to smooth.

Mr. Benning requested a report from the ARB so that they could submit their application to the P&Z Commission.

**4. Hartford HealthCare Corp, 50 and 60 Danbury Road –  
Alternative Signage – modified and new/additional**

Present on behalf of the applicant was Kathleen Royle, attorney.

Ms. Royle presented the proposed signs. The Board agreed that the proposed signs were consistent with what it had already reviewed and they were in favor of the plan as proposed.

**II. APPROVAL OF MINUTES**

**1. July 7, 2022 – Regular Meeting**

Minutes were approved with the following corrections:

Page 3, 2<sup>nd</sup> paragraph, 3<sup>rd</sup> sentence to read as follows: “Mr. Quinlan said that the dove grey siding would be more subtle than the white siding . . . “

Page 3, under “**2. White Fences II, LLC & Warriors Group, LLC**”, 1<sup>st</sup> and 3<sup>rd</sup> paragraphs – Carrone corrected to read Cerrone.

**III. COMMUNICATIONS**

**IV. FUTURE MEETINGS**

**1. Special Meeting – September 8, 2022**  
(Regularly scheduled meeting of September 1, 2022 – canceled)

**V. ADJOURNMENT**

Meeting was adjourned at approximately 6:27 PM.