

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
Tuesday, April 4, 2023
5:00 PM**

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

ALSO PRESENT: Michael Wrinn, Town Planner and Daphne White, Assistant Town
Planner

I. ARCHITECTURAL REVIEW BOARD

- A. **Call to Order** – at approximately 5:21 PM (after technical difficulties)
- B. **Roll Call**
- C.

- 1. **Wilton Land Conservation Trust, 183 Ridgefield Road** – Proposed
nature center

The Chairman recused himself.

Present as the applicants were Attorney Kathleen Royle, Silvia Erskine, landscape architect, Craig Johnson and Steve White.

Attorney Royle and Ms. Erskine presented the proposed nature center plans that would include a new barn (with a historic wooden frame, windows and a weathervane), grass gathering space, terraces, a demonstration garden, some lighting around the barn, a parking area, a chestnut grove, and conservation land.

The proposed plan also included a new driveway cut to be south of the driveway to the previous house, to allow for increased sightlines at Ridgefield Road. The driveway would be primarily gravel.

Attorney Royle mentioned that there would be no evening events and therefore no lighting in the parking area would be needed. She also discussed the existing stone wall adjacent to Ridgefield Road and presented photos of the stone wall. She noted that the road is a scenic road, as designated by the State. The Board discussed the merits of the stone wall and whether or not the loose stones should be re-used elsewhere on the property or whether or not to use the loose stones to repair the wall.

The Board was unanimously in favor of the proposed nature center and the proposed features, including the barn, the garden and terrace areas and the modified driveway entrance. They also determined that loose parts of the stone wall should be used primarily toward the restoration of the existing stone wall along Ridgefield Road, with some stone perhaps being used elsewhere on the property.

2. A Kids Place 2, LLC, 436 Danbury Rd – Proposed child day care center

The Chairman recused himself.

Present as the applicants were Kevin O'Brien and Karen Cooke. Mr. O'Brien described the proposed child day care center. He noted that it would be located in a former carriage house, which had been previously approved for adaptive use. He noted that the space that would be occupied would be for slightly over 2,000 square feet, that there would be 15 children at one time, and that the oldest child was 3 years old. He pointed out the location of the drop-off and pick-up area which would be behind the carriage house, the existing walkway and existing lighting, and the proposed outdoor play area. He indicated that the Fire Marshal had requested two additional emergency exit doors which would be located on the northerly and southerly sides of the carriage house.

The Board was unanimously in favor of the proposed design elements of the house, the outdoor play area and the use, but suggested three changes to the outdoor play area. The recommendations were that the play area be located further east so that it would be more in line with the existing carriage house, that the PVC mesh proposed to be attached to the split rail fence of the play area be a silver or grey color to be a closer match to galvanized fencing, and that more horizontal rails of the fence be added, so that the top and bottom of the fence would hold the mesh in place securely.

3. Review of Draft Design Guidelines for Wilton

The Chairman returned to the meeting.

Tabled.

II. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE –

A. Call to Order – at approximately 6:32 PM

B. Roll Call

C.

1. Pressburger, 5 River Rd – Proposed rooftop screening

Present as applicants were Seth Leifer with Pressburger, Pierre-Christian Frye, architect and Patrick Kinsella with Kimco. Mr. Frye reviewed the proposed rooftop screening above the Pressburger restaurant. He noted that their goal was to screen the mechanical equipment by using roofing shingles as screening materials.

The Committee discussed alternatives that they thought would be less obtrusive by using slatted or louvered 6' panels made of wood and vinyl to match the building and by moving the screening closer to the edge (but indented by 2-4') of the roofline near the existing decorative railing/fence, with side panels/"kickers" which would connect to the roof and have a gap at the base for run-off. The Committee also suggested that the screening be lengthened to include screening of the adjacent existing mechanical equipment for the other restaurant, SoBol. The Committee unanimously approved the screening with the suggested changes and Mr. Frye agreed to submit the changes to staff for a final review.

2. Kimco/Blue Buffalo, 15 River Rd – Proposed ADA railing for ramp renovation

Present as applicants were Ryan Adams and Emily Miller both with Kimley-Horn and Patrick Kinsella with Kimco. Mr. Adams discussed the proposed renovation of the ramp and replacement of the railing which leads to the front entrance of the building. He noted that the granite panels would be replaced, the brick pavers on the ramp would be reset and the railing would be replaced.

The Committee reviewed the proposed railing detail, suggested fencing alternatives such as panels with screen meshes and vertical railings made of mesh, and noted that the proposed design would not meet ADA code. They suggested that the applicants revise the railing and provide a section of the ramp. They also stated that while they considered

the black paint color of the railing to be acceptable, they were more in favor of a gun-metal color, to better match the building's façade.

3. Wilton Center Lofts, 12 Godfrey Place – Proposed 42-unit multi-family development, 8-30g

Present as the applicants were Attorney Elizabeth Suchy and Rich Granoff, partner and architect. The proposed multi-family development was presented by Attorney Suchy and Mr. Granoff who noted that they were now proposing a 5-story building and that most of the design elements for this building were the same as those that were proposed for the prior 4-story building, and would include the vertical clapboard siding, balconies and ground level parking, but with some changes, including that the chimney and building base would have stucco exteriors instead of stone.

The Committee discussed elements of the building including; the proposed green separations in the balconies and that they may not hold up over time, that the base of the building was a little too short and that the stucco base should be raised up to the level of the water table, that less fencing on the east side might be preferable, that it would be better to add some stone features to the building, and that the building was too tall, given the massing and context of the surrounding architecture and walkways. The Committee voted unanimously not to endorse the proposed 5-story multi-family development.

III. APPROVAL OF MINUTES

1. March 2, 2023 – Regular Meeting

Minutes were approved unanimously.

IV. COMMUNICATIONS

V. ADJOURNMENT

Meeting was adjourned at approximately 8:14 PM.