

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
Laura Noble Perese, Secretary
John Doyle, AIA
Kevin Quinlan, AIA

**ARCHITECTURAL REVIEW BOARD/
VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE MEETING
REGULAR (ELECTRONIC) MEETING
Thursday, April 7, 2022 - 5:00 PM**

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

Also Present: Michael Wrinn, Town Planner

I. ARCHITECTURAL REVIEW BOARD

- A. Call to Order** – at approximately 5:04 PM
- B. Roll Call** – Seated members Sanders, Gardner, Quinlan and Perese
- C. Work Session – Review and report**
 - 1. Wilton Child Development Park, LLC, 31 Grumman Hill Road, For ramp and proposed addition**

Present were Kathleen Royle, attorney; Lynn Hartigan, applicant. John Doyle recused himself and presented, as architect, on behalf of the applicant.

Mr. Doyle presented the project, sharing the location and proposed use of two classrooms in Building “A”, which he explained are for student consultations and not a classroom situation. He explained details of the rear addition, new stairways and ramp at east side of building. He went over elevation views, emphasizing that they are trying to keep the rear addition very simple.

The Board asked if railing could be lowered to keep it in the scale of the building. Mr. Doyle agreed, noting they will try to keep it at 3’.

Ms. Hartigan noted the one-on-one teaching model for preschool/special needs.

Mr. Sanders felt the scale was appropriate.

Mr. Doyle said they are looking at vertical siding, windows to match the existing, which he did not think were original; roofing to be asphalt to match existing. He described Building “B”, referencing a 12-foot storefront glass system and noting that an enclosed staircase is proposed on the east side to match detail of existing.

Mr. Sanders noted that doors on Building “B” would look great with replacement doors that have windows versus the existing solid doors.

The applicant did not yet have the necessary details to respond to Mr. Quinlan’s question on lighting.

Ms. Perese indicated that she would like to see pollinator and perennial plants.

In response to Ms. Royle, Mr. Sanders indicated that he would issue a positive report.

The discussion concluded at approximately 5:30 PM.

2. 203 Danbury Road (David Wagner) – Liquor store signage

Present were David Wagner, owner; and Kevin Kane of Hung Well Signs.

Mr. Kane reviewed details of the two proposed signs, referencing black acrylic lettering. He confirmed that existing lighting will remain. Mr. Wagner indicated that he was not opposed to changing the lights, noting that it will be a clean look and not include any neon signs in windows. Mr. Quinlan advised that all lighting should be of a consistent style/type.

Discussion ensued over fluorescent strip lighting under the soffit of the building. Mr. Wagner explained that it’s existing but didn’t anticipate it would be used.

Mr. Sanders suggested they consider additional landscaping on the site. Mr. Wagner agreed to look at landscaping and possible additional plantings.

Mr. Quinlan liked the sign and asked about a small tagline below the wall sign.

Discussion ensued on traffic. Applicant was advised to speak with DOT.

The applicant was asked to add the street number (#203) to the proposed street/ground sign. Ms. Perese noted it would be a great opportunity to add a mural on the wall facing south/east.

Discussed concluded at approximately 5:50 PM.

3. Brew Pub, 4 Danbury Rd – Modify approved plans

Present were Dave Guda, owner; and Christian Frye, architect.

Proposed changes to the windows were explained/clarified. The loading door was discussed.

Mr. Gardiner felt the garage door was appropriate for the use.

Mr. Sanders was concerned about screening around the HVAC units. The possibility of a living wall was raised to provide some texture/life.

Mr. Doyle asked about the parapet. It was decided that the applicant would use the existing ACM metal panels, which will be repainted.

Mr. Sanders asked about lighting. The Board suggested the applicant look at other lighting types.

There was some discussion about proposed signage, which the applicant had not yet finalized, as well as outdoor seating.

Overall, the Board appeared favorably disposed towards the proposed changes. Discussion concluded at approximately 6:25 PM.

II. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE

- A. Call to Order** – at approximately 6:26 PM
- B. Roll Call** – seated members Sanders, Gardiner, Quinlan, Doyle & Perese
- C. Work Session – Review and report**

1. Center Street, Old Post Ofc Square – Signs for Coldwell realtor

Present was Virgil Williams, Custom Sign Solutions.

Mr. Williams explained details of the proposed signage, including ½” thick PVC with applied vinyl and mounted by ‘L’ brackets, with no illumination. He noted that the ground sign panel would be screwed in.

Mr. Sanders requested that the small sign be placed by the door and that a white border be installed around the larger sign. Mr. Gardiner explained that they are looking for a white border all the way around, stopping it short of the Coldwell Bank logo.

With respect to the monument sign, the Committee requested that it be kept consistent with respect to the white border.

Ms. Perese felt this area of Wilton Center could benefit from higher end signage, per the recent WC Master Plan discussion.

It was the consensus of the Committee that staff could issue a sign permit if the aforementioned modifications are incorporated into the final signage plan.

Discussion concluded at approximately 6:46 PM.

2. Kimco Plaza, 5 River Road – Signage – Press Burger

Present was Ashley Andrews for Kimco Plaza.

Ms. Andrews presented signage details, referencing pin-mounted letters and noting that lighting is existing.

The Committee was favorably disposed towards the pin-mounted sign.

Discussion concluded at approximately 6:51 PM.

3. Kimco Plaza, 15 River Road – Replace failing brick walk, office building entrance

Present were Emily Miller, Kimco; and Ryan Miller, structural engineer.

Ms. Miller, who is responsible for ADA compliance, explained that they are trying to replace existing brick to resolve access issues. She showed photos of a wall pushing out, heaving of bricks, noting that concrete slabs are easier to maintain.

Mr. Miller explained the construction/structural issues, noting that pavers are settling into the wall cavity. He described the process of removing 2-3 feet of pavers past the wall, removing the wall panels, infilling and finishing with a stucco finish. A smooth, or textured finish, was discussed.

Mr. Quinlan liked the brick. Ms. Perese did not like the rough coat finish. Mr. Gardiner asked if polished CMUs were reviewed.

It was suggested that thin brick pavers, similar to the existing building brick, be explored for the retaining wall.

The Committee next discussed ADA aspects of ramps/railings. Various options were discussed and a preference for black railing was expressed.

Overall, the Committee felt that the applicant should come back with a more refined plan for them to review. .

III. APPROVAL OF MARCH 3, 2022 MINUTES

Tabled.

IV. ADJOURNMENT

Meeting was adjourned at approximately 7:44 PM.