

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, May 5, 2022 - 5:00 PM**

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

Also Present: Daphne White, Assistant Town Planner

I. ARCHITECTURAL REVIEW BOARD

- A. Call to Order** – at approximately 5:06 PM
- B. Roll Call**
- C. Work Session – Review and report**

- 1. Wilton Land Conservation Trust, 183 Ridgefield Road, Site improvements and programming**

Mr. Sanders recused himself from the discussion.

Present on behalf of the applicant was Clare Rainone.

Ms. Rainone explained that most of the land (approximately 13.5 acres) is protected from development. She noted that the proposal is to reconstruct an antique barn with a bathroom, office and 8 parking spaces, a demonstration garden and an outdoor classroom, all geared towards educational programs. The barn is currently in place where there had been a previous barn. The antique barn includes pine siding with metal roof, gooseneck lights and flood lights in the corners. There would also be a gravel driveway, with paths emanating from the parking lot.

Mr. Quinlan, Mr. Gardner and Ms. Perese expressed positive sentiments towards the proposed site modifications, including the overall programming concept, the materials proposed, and the sign.

MOTION was made by Mr. Quinlan, seconded by Ms. Perese, and carried (3-0) to respond favorably to the site improvements as proposed and discussed.

Mr. Doyle arrived around 5:20 PM.

2. ASML US, LLC, 77 Danbury Road – Driveway/site modifications

Present on behalf of the applicant were Jim Murphy and Dan Conant, attorneys; Jason Domera, Marilee Beebe and Joe Canas.

Mr. Murphy described the property and the need for the proposed driveway to the garage, noting that 900-1000 people use the building daily. He explained that the driveway would avoid any interaction with the loading docks which now have to be passed on the existing internal driveway. He explained that the driveway was positioned on the property to work around the steep slopes in the center and to minimize the visual impact of the adjacent residential properties to the north on Arrowhead Road.

Mr. Canas, engineer, described the access control gate (with a license plate reader), retaining walls (with a maximum height of 10'), screening, bio-retention swale, timber guide rail, and three tube bridge rail. He explained that the driveway (with a maximum 7% slope) would connect with the garage on the 3rd or 4th level. He also provided plans and photos of the sight lines from the closest houses to the north. In response to a question from Mr. Quinlan, he explained that water would be captured by the bio-retention swale and a rain garden.

The Board liked the cast in place retaining wall type and not the versa-lock wall nor the redi-rock wall. It was noted further that the three tube bridge rail would not be painted so there would not be any peeling paint.

There was general agreement that more details were needed, in particular a comprehensive lighting plan. Mr. Doyle asked if there was a way to soften the 10' rock cuts and Mr. Sanders asked if a natural pedestrian walkway could be provided as an amenity. He also asked for additional contours to be shown in the wetlands area, and for the lighting to have cut-offs.

Mr. Murphy said they would have all of those details worked out before applying to the Planning and Zoning Commission and could send additional lighting info to the ARB as well.

The ARB meeting was adjourned at approximately 6:24 PM.

II. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE

- A. Call to Order** – at approximately 6:25 PM
- B. Roll Call**
- C. Work Session – Review and report**

1. Kimco Plaza, 5 River Road – Press Burger, Roof screening

Present on behalf of the applicant were Pierre-Christian Frye, architect and Seth Leifer.

Mr. Frye reviewed new screening for mechanical equipment, noting that it would be on the south side of the building above Sobol. He explained that the Sobol unit is 60” tall and the proposed unit would be 83” tall.

Mr. Quinlan asked if the screening could be expanded to extend to the existing HVAC unit. In response to Mr. Frye’s structural concern about the weight of the roof equipment, Mr. Sanders stated that weight should not be a concern if lattice screening is utilized. In response to a question from Mr. Leifer about using the existing open fence on the front façade, the Board felt that the existing fence would not be enough. They were in agreement that all mechanical equipment should be screened.

III. APPROVAL OF MINUTES

- 1. March 3, 2022 – Tabled.**
- 2. April 7, 2022 – Tabled.**

IV. ADJOURNMENT

The meeting was adjourned at approximately 6:44 PM.