

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
REGULAR (ELECTRONIC) MEETING MINUTES
Thurs, October 6, 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

ABSENT:

I. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE

A. Call to Order – at approximately 5:05 PM

B. Roll Call – Present were members Sanders, Gardner and Doyle. Mr. Quinlan was experiencing intermittent internet issues.

C. Work Session – Review and report

1. REB Enterprises Inc/MCL Hubbard Keeler LLC, 83 Old Ridgefield Rd – Signage

Present was Wesley Beal, as the applicant, in connection with a sign for his accounting firm named Padgett, to be located above CVS on the northerly side of the building, centered in the middle, above the CVS door. He stated that the building-mounted sign would be 85” long x 20” wide.

The Board asked if the sign could be shifted closer to the entrance door to his office on the side, under the porch, centered between the porch columns, with an arrow and with the addition of a street number. Mr. Beal explained that the same entrance door he uses also leads to 85 Old Ridgefield Road (a psychologist’s office). He presented additional details of the proposed sign, noting that it would be black and white.

Members Sanders, Gardner and Doyle approved the sign with the modified location under the porch and between the porch columns and agreed that it could be enlarged to

14 square feet, given the larger space under the porch. Member Quinlan was still experiencing internet issues.

Discussion concluded at approximately 5:33 PM.

Mr. Wrinn informed members that the Wilton Center Master Plan consultant would be presenting in a few weeks at the next meeting of the Wilton Center Master Plan Subcommittee.

Mr. Sanders mentioned that he had received the name of a potential candidate for the ARB/VDDAC.

II. ARCHITECTURAL REVIEW BOARD

- A. Call to Order** – at approximately 5:41 PM
- B. Roll Call** - Present were members Sanders, Gardner and Doyle. Mr. Quinlan continued to experience intermittent internet issues.
- C. Work Session – Review and report**

1. i.Park Norwalk II, LLC, One Cannondale Way - Proposed hotel

Present on behalf of the applicant were Lynne Ward and Lauren Calabria, National Resources; and Luz Del Mar Rosado and Ulises Montes de Oca, Lessard Design.

Mr. Montes De Oca described the i.Park property and existing and proposed buildings located in Norwalk and Wilton. He explained that the proposed hotel would be located on the northern area of the property between the railroad tracks and the Norwalk River (near Kent Road). The hotel is designed to have 4 stories, over a 1-story garage. The front façade is designed to have a brick exterior and vertical panels, some of bluestone and some of fiber cement, with a taller tower in the middle of the building to reflect the existing tower in the i.Park medical building.

He stated that the applicant would like to have signage on the front façade and on the sides of the building. Louvers would be on the lower level. The back façade of the hotel would be made of fiber cement in a grey color. The sides of the hotel exterior would be a combination of red brick and grey fiber cement.

Mr. Quinlan was able to join the meeting at approximately 6:11 PM. He stated that he liked the brick on the south elevation but felt there should be more brick on the entire building, on all of the elevations, even if only on part of the building.

Mr. Gardner noted that the parapet seemed too tall, especially on the front of the building. Mr. Montes De Oca stated that he could modify the horizontal bands of the parapet and the top of the building to achieve a better balance. Mr. Sanders felt that the center tower in the front facade should be moved forward to project out further, similar to the way the tower projects out on the medical building at i.Park, and the Board was in agreement. Mr. Gardner said that the hotel could be a handsome building, due to its substantial setbacks from Route 7 and from Chipmunk Lane.

In general, the Board had a favorable impression of the proposed design. Mr. Doyle said he wished that it lined up more with the other buildings on the property.

Mr. Quinlan, later on in the meeting, said that he had changed his mind and liked the grey elements, noting that the grey base of the hotel should wrap around the entire building. However, the Board did not want the applicant to remove all of the brick.

The Board indicated that it still needs to see the proposed lighting and landscaping for the site.

III. APPROVAL OF MINUTES

1. September 8, 2022 – Special Meeting

Minutes were modified to remove a comma on page 2, after the word “proposed”, in the 3rd paragraph under “Dept of Public Works, Lovers Lane Bridge” application; and then was subsequently approved by members Sanders, Gardner and Quinlan, with Mr. Doyle recusing.

IV. COMMUNICATIONS

V. ADJOURNMENT

Meeting was adjourned at approximately 6:44 PM.