

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
Thursday, November 3, 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 5:02 PM
- B. Roll Call**
- C. Work Session – Review and report**

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

Present on behalf of the applicant were Luz Del Mar Rosado, John Imbiano, Lynne Ward and Lauren Calabria.

Ms. Rosado started the presentation noting that they needed the building to be tall because it is setback from Route 7. She described the proposed building revisions after consideration of the Board's comments from the previous meeting. She said that the top of the parapet would have a thicker cornice; the columns were brought downward; the screening of the garage was increased; the width of the parapet was somewhat reduced; windows were added to the north and south towers; and additional brick was added to the base of the terrace level, on the western, northern and southern elevations. The Board liked the changes, including the proposed brick wrapping around the entire building.

Ms. Rosado noted that they are proposing to use stone on the façade around the

***MINUTES HAVE NOT BEEN REVIEWED BY THIS COMMISSION AND MAY BE SUBJECT TO
REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS
AVAILABLE AT: <https://www.wiltonct.org/node/86/minutes-agendas>**

amenities rooms on the front façade as an accent to provide a different, more pleasing material.

The Board asked if the white spandrels, as shown on the side towers, could be added to the area where the stone feature is, north of the front center tower. Ms. Rosado agreed and made the changes.

Ms. Rosado explained that they changed the roofs on all of the towers to be parapet walls without roofs, to meet the zoning regulations for building height.

Mr. Imbiano presented the landscape and lighting plans, noting that lighting would be dark sky-compliant with sharp cut-offs. The Board asked if pollinator plants could be added on the north side of the property and on the river side and Mr. Imbiano agreed to add them.

At approximately 5:52 PM, the Board recommended that the application be forwarded to the P&Z Commission.

II. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE

A. Call to Order – at approximately 5:53 PM.

B. Roll Call

C. Work Session – Review and report

1. Wilton Center Lofts, LLC, 12 Godfrey Place – For proposed multi-family transit-oriented development

Present on behalf of the applicant were Attorney Liz Suchy, Rich Granoff, Jay Ross and Matt Finkle.

Attorney Suchy started the presentation and explained that the existing building would be demolished and replaced with the proposed transit-oriented building with 32 multi-family apartments, including 10% deed-restricted.

Mr. Granoff presented the proposed building, which he stated was a New England vernacular style podium building with a stone base, stone chimney, balconies and gabled metal roofs. It would have parking at grade level under the building and an indoor community area. He reviewed the proposed materials which included a stone base veneer, galvanized gutters, metal railings, and aluminum-clad casement windows that would probably be grey. There would be photovoltaic panels on the roof which would not be visible from the road, and a green hedge would divide the balcony units.

Mr. Granoff also presented the landscape plan, including trees (primarily Ginkgo), shrubs and sidewalk. He stated that they will be widening Hubbard Road to meet fire

code. He thought that they may need a sound engineer to reduce the sound from the row of 35 air conditioners in the rear of the building. They are proposing to have 6 EV charging stations in their parking area under the building. He explained that the property extends across the street on Hubbard Road, where there are currently 8 parking spaces.

The Board thought it was a very attractive building. Mr. Doyle and Mr. Sanders felt that the rear of the building appeared to be floating. Mr. Sanders questioned whether there could be brick walls instead of the proposed wooden fences in that area, indicating that such a change would help to anchor the building and help with sound isolation and he mentioned that there is a local precedent at the library building which has walls made of painted brick.

The Board was unanimously in favor of passing the project on to the P&Z Commission with two changes needed, including centering the exit door by the stone chimney mass; and using a wall instead of a fence behind the building.

III. APPROVAL OF MINUTES

1. October 6, 2022 – Regular Meeting

The minutes were approved with a change to the last sentence of the first paragraph on page 3 to read as follows: “Mr. Gardner said that the hotel could be a handsome building with substantial setbacks from Route 7 and from Chipmunk Lane.”

IV. COMMUNICATIONS

V. ADJOURNMENT

Meeting was adjourned at approximately 6:38 PM.