

VILLAGE DISTRICT  
DESIGN ADVISORY  
COMMITTEE/  
ARCHITECTURAL REVIEW  
BOARD

Telephone (203) 563-0185  
Fax (203) 563-0284  
www.wiltonct.org



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  
REGULAR (ELECTRONIC) MEETING MINUTES  
Thursday, July 7, 2022 - 5:00 PM**

**PRESENT:** Rob Sanders, AIA, Chairman; Sam Gardiner, AIA, Vice Chairman; Kevin Quinlan, AIA; John Doyle, AIA

**ALSO PRESENT:** Daphne White, Assistant Town Planner

Chairman Sanders scrambled the agenda to start with the Village District Design Advisory Committee meeting.

**II. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE**

**A. Call to Order** – at approximately 5:08 PM

**B. Roll Call**

**C. Work Session – Review and report**

- 1. Bank of America, 117 Old Ridgefield Rd** – Security lighting upgrades & landscaping changes – Discussion & possible report

Present on behalf of the applicant was Andrew Rainone.

Mr. Rainone explained that the applicant removed the front light pole and added an extra building-mounted fixture in the front. He noted that they will prune the shrubs and prune the tree in the front; all of the illumination will be 7000K; and every fixture has been changed from 4000K to 3000K.

Mr. Quinlan felt that all of the previously expressed concerns had now been addressed by the applicant and the Committee was unanimously in favor of the application as revised.

The discussion concluded and the Village District Design Advisory Committee meeting was adjourned at approximately 5:13 PM.

**I. ARCHITECTURAL REVIEW BOARD**

**A. Call to Order** – at approximately 5:13 PM

**B. Roll Call**

**C. Work Session – Review and report**

- 1. Church of Jesus Christ of Latter-day Saints, 241 Danbury Rd**  
– Construction of new meeting house building with steeple & site improvements - Pre-Application Review

Present were Robin Benning and Rob Burgheimer, Church of Latter Day Saints.

Mr. Burgheimer explained that the applicant removed the parking along Route 7; shifted the building closer to Route 7; will be able to use 150 spaces on the medical complex parking lot via a shared parking agreement; and moved the A/Cs in the back of the church and screened them.

Mr. Burgheimer also noted that the Church will not create the memorial monument garden with a seating wall, although it may be added later by the parishioners. He reviewed the materials board, including the use of brick, hardie plank and asphalt roof.

Mr. Burgheimer reviewed the elevations, noting that the dormers were removed; roof overhangs were increased; windows and doors were changed; brick was added at the base instead of stone; and stone was added around the main southerly entrance.

Mr. Sanders noted that it might be better to locate the monument and seating wall further away from the road. He mentioned that the monument garden may be better located near where the planting islands are on the south side of the building or flanking the southerly entrance.

The Board mentioned that it might be better to have plantings along the Route 7 side. Mr. Sanders asked if the scouts shed and the dumpster could be consolidated and located further from the church in the southern parking area to be less visible.

Mr. Sanders questioned whether the light fixtures in the parking area should match the fixtures used in the medical center parking area. Mr. Burgheimer said that the proposed light fixtures are more pedestrian oriented. Mr. Doyle suggested either matching the existing fixtures or using bollards. The Board favored the use of bollards.

The Board favored the proposed brick walls to screen the A/C and dumpster enclosures.

There was a discussion about whether some dormers should remain to allow light to shine through, but Mr. Benning explained that removing the dormers allowed for a lower and simplified roof design. He mentioned that trees could help break up what Mr. Sanders felt might be a monotonous northerly roof line. Mr. Gardiner felt it was worth looking at the roof line again, perhaps using a shallow gable. Mr. Benning mentioned that because of the interior configuration, dormers wouldn't match up with the sanctuary.

The Board also noted that the windows on the second floor don't match up with the door on the east elevation. Mr. Sanders mentioned that the cornice above the window on the steeple should be beefed up. Mr. Quinlan said that the dove grey would be more subtle than the white trim and that it should be smooth and not textured. Mr. Benning agreed.

The Board stated that they were not in favor of metal siding.

There was a brief discussion about windows. Mr. Sanders advised not to use a Harvey window because it would not look glazed and would look flat. He referenced the Town Hall windows across the street as a good window example.

The Board felt that the belt line brick course didn't look right and that the windows should be above the beltline. It was suggested that having a soldier course above the windows would be better and perhaps a jack arch above the windows. Mr. Sanders asked for photos of the stone samples. Mr. Quinlan felt that the arch above the door and window should be stone instead of brick.

Overall, the Board felt that the applicant should be commended for the improvements that have been made since the last review, but would like to see the revisions.

The discussion concluded at approximately 7:07 PM.

**2. White Fences II, LLC & Warriors Group, LLC, 523-529 Danbury Rd**  
**- Conversion of 2 office buildings to residential**

Present was Elizabeth Suchy, attorney; and Phil Carrone, architect; on behalf of the applicant.

Attorney Suchy briefly reviewed the application, noting that both buildings would have apartments (9 in total), which would be converted from existing office space. She reviewed the proposed building modifications, noting that most of the work would be interior.

In response to a question from Mr. Gardiner, Mr. Carrone said they could switch the proposed porch casement windows to double hung instead.

Mr. Gardiner liked that each apartment had its own entrance, but he felt that the Girl Scout building would be better served to have a shed roof over the three doors to each apartment entrance, and to have an exterior door to the 4<sup>th</sup> apartment.

With respect to lighting, the Board asked if the number of pole lights could be reduced and if the pole height could be reduced. In response to a question from the Board, the applicant confirmed that they will be adding more landscaping and that they would consult with the landscape architect to ensure that the proposed plants are pollinator-friendly. It was also noted that they are leaving the driveway as is except for repair of potholes.

Mr. Sanders stated that Route 7 is a busy road, noting that children will likely be in some of the apartments.

The Board asked to see plan revisions at the next meeting.

The discussion concluded and the ARB meeting was adjourned at approximately 7:45 PM.

### **III. APPROVAL OF MINUTES**

#### **1. June 9, 2022 – Special Meeting**

Minutes were approved, with one typo correction on page 3, next to last paragraph, where the word Trek should read “Trex”.

### **IV. ADJOURNMENT**

The meeting was adjourned at approximately 7:45 PM.