

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

**VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE MEETING  
SPECIAL (ELECTRONIC) MEETING  
Thursday, May 19, 2022 - 5:00 PM**

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

**I. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE**

- A. Call to Order** – at approximately 5:03 PM
- B. Roll Call**
- C. Work Session – Review and report**

- 1. Greenwich Realty Development, LLC, 12 Godfrey Place, Tax Map #73, Lot #33, located in the Wilton Center (WC) District; For a new multi-family structure consisting of 30 apartments above on-grade parking spaces.**

Present on behalf of the applicant were Liz Suchy, attorney; Rich Granoff, architect, and Jay Ross of Greenwich Realty Development.

Attorney Suchy described the property, shared screen of an aerial photo, noting that the proposal is for 30 units above a parking level. She explained that the applicant is seeking comments before submitting a full application.

Mr. Granoff went over site and architectural drawings, noting that gables, stone base, and double-hung windows were cues taken from buildings around the site. She explained that the plan hides the on-grade parking, and rings it with uses that make it appear as a first floor. She stated that they added sidewalks, noting that connectivity is important. She

reviewed a typical floor plan and noted that 8 duplexes use the ½ story above with outdoor roof areas.

Overall, Mr. Quinlan felt that the plan was well organized and thought out, using good materials and hiding the chimneys. He noted that they will be asking about additional details in the future, e.g. landscaping, lighting, etc.

Mr. Doyle felt that the massing was good. He asked about the balconies, expressing concern with maintenance issues and use of them for storage. Mr. Granoff stated that tenants perceive them as a must-have, noting that they provide glass down to the floor and better views. Mr. Doyle asked about balconies on the east side. Mr. Granoff felt they would be far enough away not to infringe on the ABC House, but indicated that they would look at it further.

Mr. Quinlan referenced the front elevation, noting that the topmost roof looks shallow, almost like a flat roof. Mr. Granoff explained that they were maxed out with respect to height regulations, but would review and study that further.

From a visual perspective, Ms. Perese felt that the proposal looks like something Wilton Center would benefit from, but she expressed concern with how it would ultimately fit in with the currently unfinished WC Master Plan. She urged use of pollinator and robust native plantings.

Mr. Gardiner thought the building was handsome and sets a nice tone but he noted that it is a big (essentially 3 ½ stories) building which fills the site and doesn't reflect the building setback line. He stated that he would like to see it pushed back. He also felt that the entrance along Hubbard should be bigger and more prominent.

Mr. Sanders felt that the applicant should not be afraid of having storage on the NW corner be solid versus having a window looking into storage. Mr. Granoff agreed that there is no reason to have glass around storage.

Mr. Sanders emphasized the need to clearly designate an entrance. He referenced internal circulation and asked where/how deliveries would happen. He also questioned whether massing at the corner could be lower, and suggested that the gable in the SW corner be pulled back.

A discussion ensued over the corner and whether it should be squared off or rounded.

Mr. Granoff indicated that he would review and integrate all the comments/concerns into a modified design of the site.

## **2. Kimco Plaza, 5 River Road – Press Burger, Roof Screening**

Tabled.

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Words of appreciation were expressed to Ms. Perese for her service on the Board/Committee as this was her last meeting.

## **II. APPROVAL OF MINUTES**

- 1. March 3, 2022**
- 2. April 7, 2022**
- 3. May 5, 2022**

MOTION was made by Mr. Quinlan, seconded by Mr. Gardiner and carried (5-0) to approve the minutes of March 3, 2022, April 7, 2022 and May 5, 2022 as written.

## **III. ADJOURNMENT**

Meeting was adjourned at approximately 5:48 PM.