

VILLAGE DISTRICT
CONSULTANT COMMITTEE

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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 Committee / Architectural Review Board Special Meeting
Minutes*
December 17, 2019, 5:00 p.m.

PRESENT: Rob Sanders, AIA, Chairman, Sam Gardner, AIA, Vice Chairman, Laura Noble Perese and Kevin Quinlan, AIA

OTHERS Robert Nerney, Town Planner, Patrick Downend of 200 Danbury
PRESENT: Road, LLC and Kevin Bennett, Bennett and Sullivan Architects

ABSENT: John Doyle, AIA (Notified Absence)

Chairman Sanders convened the Architectural Review Board meeting at 5:08 p.m., confirmed attendance via roll call and recognized developer Patrick Downend and architect Kevin Bennett of Bennett and Sullivan Architects. Mr. Downend provided the Board with a set of updated plans involving the proposed redevelopment of property at 198-200 Danbury Road. Mr. Downend stated that the changes were in response to issues raised at the Board's November 12, 2019 meeting. The color scheme was reviewed; noting that clapboard siding would consist of a "Salisbury Green" historic color offset by Arctic White trim and black shutters. Mr. Downend noted lower level brick work had been extended to wrap around end caps of the larger easterly building. Samples of brick were provided to the Board and the consensus was to use a darker color brick with a grey color grout. Cut sheets of pewter grey GF Timberline roof shingles were also provided and discussed.

The Board reviewed the overall site layout plan so as to consider external factors affecting building shape and positioning. Mr. Downend stated the rear access driveway had been decreased in width, creating a one-way system with angled parking spaces. It was noted that the amount of pavement area and impact on an adjoining wetland area had been reduced.

The rear elevation of the easterly building was discussed. The applicant was urged to reduce the monotonous horizontal and vertical extent by way of additional architectural

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treatment. Increased column widths and introduction of horizontal breaks were discussed along with the possible introduction of a mid-level balcony and window variation. Shutter to window proportionality was raised as a concern.

Discussion ensued regarding lower level window treatment for the planned retail space. The Board suggested either the reduction of mullion spacing or the complete elimination of mullions so as to enhance visibility within the retail shops.

The applicant was encouraged to use site lighting similar in design to those employed at nearby sites; namely 195 Danbury Road and the recently completed Sunrise Living Center. Upward or “moon-light” illumination of the Raymond Moore House was also suggested; stating that such improvement would help draw attention to the historic building.

The Board expressed concern over the number of dormers on the smaller southerly building and recommended such features be reduced.

Mr. Downend thanked the Board and stated he would be making formal submittal to the Planning and Zoning Commission in early January and would look to consider as many of the ARB’s recommendations as possible.

The Board reviewed minutes from their November 12, 2019 meeting. Two corrections were made. The third paragraph, fifth sentence was changed to the “Raymond Moore House” and the word “suggest” in the fourth paragraph, third line was changed to “suggested”. A motion to approve the minutes as amended was made by Laura Noble Perese, seconded by Sam Gardner and approved unanimously.

A motion to adjourn the meeting was made by Sam Gardner, seconded by Kevin Quinlan and by approved unanimously. The meeting was adjourned at 6:15 p.m.

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