

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, March 2, 2023
5:00 PM**

PRESENT: Rob Sanders, AIA, Chairman; Sam Gardner, AIA, Vice Chairman and
Kevin Quinlan, AIA

ALSO PRESENT: Daphne White, Assistant Town Planner

I. ARCHITECTURAL REVIEW BOARD

- A. Call to Order – at approximately 5:09 PM, scrambled the agenda at 5:10 PM**
- B. Roll Call**
- C.**

- 1. The Grossman Companies, 372, 378 and 380 Danbury Rd – Proposed parking lot**

Present as the applicants were Attorney Jim Murphy, Attorney Kathleen Royle, Kate Throckmorton and Jesse Faneuil.

Attorney Murphy explained the need for additional parking spaces to meet the required parking for expanded medical offices at 372 Danbury Road. He noted that the proposed parking lot would be located both on the 378 Danbury Road and on the 380 Danbury Road lots, that the existing structures would be demolished and that the properties would remain as individual lots. Attorney Murphy noted that the zoning regulations relating to the front setback requirements for parking were vague, but that the parking lot is currently designed to have a front setback of 20' from the property line and that the 30' front setback would not be required.

Ms. Throckmorton presented the landscape and lighting plan, which included a bioswale for water filtration, an interior walkway, native and pollinator plants and 14' tall pole lights.

The Board asked Ms. Throckmorton if the sightlines from the adjacent property would be safe, if the interior sidewalk could be made to connect more closely to the sidewalk behind the medical building and if the proposed planting at 380 Danbury Road could be extended to the medical building. Ms Throckmorton noted that they reviewed the sightlines and that they were acceptable. Attorney Murphy stated that the project, at this time, is solely on 378 and 380 Danbury Road.

The Board was in favor of the proposed parking lot with the proposed plantings, water filtration, and with the curb cut reductions, but felt that it would be beneficial to also have a connection to the medical facility from the parking lot, specifically to extend the interior parking sidewalk and plantings near the road.

2. Wilton Land Conservation Trust, 183 Ridgefield Rd – Proposed nature center

The Chairman recused himself. Present as the applicants were Attorney Kathleen Royle, Silvia Erskine and Steve White.

Attorney Royle noted that changes were made from the previous design for the nature center to shift the proposed driveway to create better sightlines and that the driveway would be primarily made of gravel. Ms Erskine presented the layout of the nature center which included a parking area, an outdoor gathering space, demonstration gardens and a chestnut grove for American chestnut trees.

The Vice-Chairman noted that he was supportive of the design and plantings. Mr. Quinlan concurred, but asked if the overflow parking area would be able to support being used as a parking area. Attorney Royle stated that the overflow area would only be used twice a year. Mr. Gardner and Mr. Quinlan felt that it was an attractive design and they were both in favor of what was presented.

3. 200 Danbury Road LLC/Patrick Downend, 200 Danbury Rd – Proposed above-ground propane tank

The Chairman returned to the meeting.

Patrick Downend presented photos of a proposed above-ground propane tank for use by a café to be located behind the Raymond Morehouse building. He proposed screening the propane tank with a white panel fence with posts on either side of the panel. The Board discussed various alternatives, but ultimately agreed unanimously that the proposed location and screening were a successful design solution, given the constraints of the site and they had no objections.

4. A Kids Place 2, LLC, 436 Danbury Rd – Proposed child day care center

Tabled

5. Review of Draft Design Guidelines for Wilton

The Chairman scrambled the agenda because he stated that the proposed design guidelines are to be used for the entire Town and not only for Wilton Center. He requested that the Board read through what he submitted. He noted that more elements may need to be added, including consideration of the Norwalk River, that more discussion may be necessary for larger scale buildings and he stressed the importance of balancing variety or unique design with continuity. The Vice-Chairman mentioned that these design guidelines could impact the master plan. The Board agreed that these design guidelines should be added to the Zoning Regulations and that they be easy to find. The Chairman asked that the Board send him any changes or additions to the design guideline so that it could be completed in the spring.

II. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE – TABLED at approximately 6:12 PM

A. Call to Order

B. Roll Call

C.

- 1. Kimco Realty/Blue Buffalo, 15 River Rd – Proposed renovation of ramp and railings**

Tabled

III. APPROVAL OF MINUTES

1. February 2, 2023 – Regular Meeting

Minutes were approved unanimously.

IV. COMMUNICATIONS

1. It was noted that the next ARB/VDDAC regular meeting was scheduled for Thursday, April 13th, because of the holiday on the first Thursday of the month.

V. ADJOURNMENT

Meeting was adjourned at approximately 6:33 PM.