

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  
Megan LaBant Abrahamsen  
Kevin Quinlan, AIA

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BY: Q7

Village District Design Committee Special Meeting Minutes\*  
January 8, 2019, 4:00 p.m.

PRESENT: Rob Sanders, AIA, Chairman, Sam Gardner, AIA Vice Chairman (via telephone), Laura Noble Perese, Secretary, (via telephone), Megan Abrahamsen, John Doyle, AIA and Kevin Quinlan, AIA

OTHERS Robert Nerney, Town Planner, First Selectman Lynne Vanderslice, Atty.  
PRESENT: Casey Healy, Paxton Kinol, Tim Gooding, AIA, and Kate Throckmorton and members of the public

Chairman Sanders convened the special meeting at 4:05 p.m. and referred to the following agenda item:

Wilton Heights, LLC (applicant); JFM Properties II, LLC and MWD I, LLC and Gerald Greene Trustee and Gerald and Kenneth Greene, Trustees (owners); for property located at 300 Danbury Road and at 3,7 and 11 Whitewood Lane, and additional properties on Whitewood Lane known as Assessor's Map #58, Lots #37 and #39. Proposed redevelopment of property to establish a mixed use development totaling 142,788 square feet; consisting of 23,554 square feet of retail space and 74 apartment dwelling units.

Mr. Sanders requested the applicant provide an update and summary of changes following the Committee's last review on December 18, 2018. In response, Mr. Gooding distributed revised plans and electronic copies of the information were transmitted to those members participating by telephone. Mr. Gooding explained that the changes were designed to eliminate what the Committee found to be an eclectic and busy mix of architectural styles. Revisions called for a more dominant mill-style vernacular that incorporated a greater use of native red brick material. White shaker style shingles were established on other sections of the buildings so as to provide contrast.

Committee members noted requested changes to the rooftop pitch. It was suggested the color of roof shingles be adjusted to establish consistency and uniformity. It was

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recommended certain sections of clapboard be eliminated and replaced with red brick material to effectuate design continuity.

Discussion ensued concerning planned upper level apartment balconies in relation to window positioning. The Committee suggested flipping one balcony so as to create better symmetry with the “window-façade” pattern. Asphalt shingles were deemed appropriate for the rooftop of the buildings, but the Committee felt the use of metal roofing, consistent in color, would be more effective over the building arcade sections.

Number and size of windows and planned materials in the gable areas of the southerly building were discussed. It was suggested the number of windows be reduced in this area but increased in size so as to replicate the appearance of a former mill building. It was recommended the applicant look into increasing the height of the gable over the garage entrance of the southerly building. Moreover, it was recommended red brick treatment be extended along the east elevation of the southerly building so as to provide better transition. A similar extension of red brick material was suggested along portions of the south elevation on the southerly building. Changes were recommended for the east and north elevation of the northerly building; including combining two gables into one gable.

With respect to the freestanding pavilion, it was suggested the stone fireplace be incorporated within the framed area of the planned structure. It was noted that two vertical support ties, one on the east and one on the west elevation of the pavilion, were missing. It was suggested the additional ties be added for symmetry purposes or else all ties removed.

With regard to landscaping, the Committee recommended the applicant use pollinator plant material wherever possible.

Secretary Noble-Perese agreed to produce a draft report for Committee review and Planning and Zoning Commission distribution. It was also agreed that a draft report relating to the December 18, 2018 meeting would be distributed to the Commission as a final document.

The Committee next reviewed the summary meeting minutes from the December 18, 2018 meeting. A motion was made by John Doyle to approve the minutes as drafted, seconded by Sam Gardner and approved by unanimous vote.

Discussion followed concerning a handicap access ramp and handicap parking space improvement at the Bank of America. It was the consensus that similar-type improvements in the future be reviewed by the Committee.

There being no further discussion, the Committee adjourned the meeting at 6:15 p.m.

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