

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: LX

Village District Design Committee Regular Meeting Minutes\*  
January 22, 2019, 4:00 p.m.

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

OTHERS Robert Nerney, Town Planner, Paxton Kinol, Tim Gooding, AIA, Sam  
Hur, Ira Rubinstein, Signs by Sign Language, LLC and members of the  
public

ABSENT: Megan Abrahamsen

Chairman Sanders convened the meeting at 4:00 p.m. and noted the scheduled applicant  
had not arrived. Seated Committee members voted unanimously to add a second matter  
to the agenda and proceeded to hear the matter first. The agenda item involved the  
following:

Sam Hur (applicant); property located at 5 River Road, known as Assessor's  
Map #73, Lot #25. Request to replace façade sign at the Wilton River Park  
Shopping Center (a/k/a Stop & Shop plaza).

Mr. Hur explained that he is seeking permission to remove an existing wall sign and  
replace same with a new wall sign advertising his tailor and dry cleaner business. Mr.  
Hur stated he would like to increase the size of the sign to 8' x 2' so as to match an  
adjoining sign advertising UPS. Mr. Nerney stated that the zoning regulations limit wall  
signage to 14 square feet due to the linear length of the subject store front. Committee  
members recommended the proposed color scheme be reversed by establishing white  
lettering on a green background. This recommendation was subsequently reversed upon  
noting most of the signs in the center consist of colored lettering mounted on light-  
colored panels.

Following discussion, the Committee recommended the following:

**\*Minutes have not been reviewed by this committee and may be subject to revisions in future  
minutes. Full audio recordings of meeting is available at: [www.wiltonct.org/tv/index.html](http://www.wiltonct.org/tv/index.html)**

- The sign should be 7' in length by 2' in height; consistent with regulatory standards.
- The panel background shall be white in color with darker, hunter green lettering.
- Any font lettering on interior doorway/windows should be consistent with the font of lettering appearing on the proposed façade sign.
- The proposed perimeter border around the façade sign should be deleted.

The Committee proceeded to discuss the next application:

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 recognized applicant Paxton Kinol and project architect Tim Gooding and requested a project update. Mr. Gooding noted the various changes to the plans including the metal arcade roof and alterations to the rhythm of the windows and deck positioning. Discussion ensued concerning gable and doorway design and ability to match the consistency of such features. The proposed brown shaker-style elements of the south building were discussed. The Committee felt that, despite earlier discussion, such façade area should consist of white siding consistent other elements of the building. Discussion occurred regarding weathering and its impact on zinc-coated materials. The Committee concluded its review by making the following recommendations:

- All entry doors should have divided lite glass pane windows.
- All brick gable ends shall be consistent in design and materials with depictions shown for the planned south building, west elevation (Sheet A-11).
- The color of the planned southerly building should transition from white siding to a brown color (Woodstock Brown) at the rear inside corner of the planned building.
- Windows divisions associated with the south building should change from 4 (W) x 3 (H) to 3 (W) x 3 (H).

It was agreed the January 8<sup>th</sup> report would be revised to incorporate up to date comments.

The Committee next reviewed the summary meeting minutes from the January 8, 2019 meeting and unanimously voted to approve the document as drafted.

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The Committee discussed the desirability and feasibility of expanding architectural review to areas beyond the current designated village district boundaries. Chairman Sanders stated he would forward a written communication to the PZC chairman requesting a time for the committee to meet with the commission to discuss the concept.

There being no further discussion, the Committee adjourned the meeting at 5:45 p.m.

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