

VILLAGE DISTRICT
DESIGN COMMITTEE
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

Michael Bilby
Kevin Quinlan, AIA
Robert Sanders, AIA
Rose Marie Verrilli
John Weiss

Village District Design Committee Meeting Minutes April 15, 2010

PRESENT: Michael Bilby, Kevin Quinlan and John Weiss

ALSO

PRESENT: Robert Nerney, Town Planner and Leland Wilson, applicant

Wilson Properties III, LLC (owner), Leland Wilson (applicant), 142 Old Ridgefield Road, proposed sidewalk and sign board lighting improvements.

The meeting convened at 4:00 p.m. Applicant Leland Wilson described the property in question; noting that a number of site improvements had been performed over the past several years; including the construction of a pergola along the building's front façade. Mr. Wilson stated that the purpose of the current application is to install red brick pavers along the building's westerly entry way. He provided a sample of desired brick materials. If approved, the brick would be installed in two phases. The first phase encompasses an area paved in asphalt and covered with loose pea stone material while the second phase involves the replacement of a concrete walk in front of the restaurant.

The committee acknowledged the inappropriateness of using pea stone as a walking surface material in the village center. Members suggested the applicant consider installing the brick material in one phase; however, the committee also recognizes the cost associated with a voluntary improvement of this nature. The Committee noted that improvements would be limited to private property only and would not involve the replacement of concrete sidewalks within the public right-of-way.

Conversation ensued concerning the issue of lighting. Mr. Wilson stated his desire to illuminate wall signs by using a narrow strip of LED lights. He provided a sample of the lighting material noting that it consumes 2.04 watts per linear foot while producing 100 lumens per linear foot. Mr. Bilby expressed concern regarding light spillage; in particular, the excessive illumination of the sidewalk. The committee also expressed concern regarding the potential ability to see the light source. Mr. Wilson agreed with Committee concerns and stated that a "U" channel could be incorporated into the design so as to limit the light source to only the wall signs.

The committee thanked Mr. Wilson and adjourned the meeting at 4:30 p.m.

Respectfully submitted,

Robert Nerney
Town Planner