

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: (K)

Village District Design Committee Meeting Minutes*
November 27, 2018, 4:00 p.m.

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

OTHERS PRESENT: Robert Nerney, Town Planner and Patrick Kinsella, General Manager, Kimco, Inc., Justin Walsh, Tim's Sign Company (via telephone conference call), Atty. Casey Healy and Paxton Kinol

ABSENT: Kevin Quinlan, AIA (excused absence) and Megan Abrahamsen

The meeting convened at 4:00 p.m. Mr. Sanders explained the purpose of the meeting was to review an application to replace the main entry sign at the Wilton River Park Shopping Center (a/k/a/ Stop and Shop plaza). Mr. Kinsella of Kimco explained that the current sign is dated and, due to tenant changes, has been modified in a way that has created a non-uniform appearance. Mr. Kinsella further explained that the company's objective is to replace the sign with a new structure and in the same location. In response to questions, Mr. Kinsella elaborated that the structure would consist of a faux-wood composite face with acrylic lettering pinned to the surface. Lettering clad in white vinyl material would be affixed to the sign face. He explained that such design would accommodate modifications so as to address future changes in tenancy. The committee expressed concerns with the material being able to withstand weather conditions, including staining and the development of mold. The applicant was asked if other alternatives had been explored; such as the use of formed raised lettering. At this juncture, Justin Walsh of Tim's Sign Company joined the meeting via telephone. Mr. Walsh described the manufacturing process in detail, explaining that the letters are manufactured with a router tool and then affixed to the sign with stainless steel bolts. Mr. Walsh stated that sufficient space between the lettering and sign face allow for adequate drainage. With respect to the sign frame, Mr. Walsh stated the structure would consist of heavy-duty aluminum reinforced with angled-iron supports and coated with a primer and white paint. He further stated that nighttime reflective glare from the vinyl-covered

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letters has not been a significant issue and noted the sign would be illuminated via ground-mounted lights.

The Committee suggested the applicant produce photographs of similar signs and develop a mark-up sign for committee review. It was also suggested the eclectic mix of lettering fonts be reduced to no more than two fonts. If the applicant elects to use two fonts, it was suggested that the alternative font be limited to only the name of the center. The committee suggested the applicant consider replacing the italicized font identifying the center with a contemporary font.

A question was raised as to whether a formal report needed to be produced. Mr. Nerney stated that the Planning and Zoning Commission chose to delegate review to the Planning and Zoning Department staff, suggesting staff seek input from the Village District Consultant Committee. It was agreed that a formal report to the Commission was unnecessary.

The Committee next reviewed Special Permit #449 (Wilton Heights), involving the redevelopment of property at 300 Danbury Road for mixed uses consisting of residential apartments and retail space. Mr. Sanders noted that the Committee had previously reviewed the proposal and issued a report to the Planning and Zoning Commission, but noted that perimeter retaining walls surrounding the site had not been reviewed by the Committee. Committee members expressed concern with the planned use of manufactured concrete stone; further noting that the plans also call for a wide variety of wall material varying in color, texture, size and appearance. Other properties throughout the town center were referenced as locations where the use of natural stone was employed.

After discussion, the Committee reached the following conclusions: 1. The applicant consider the use of natural stone in as many locations as possible with particular emphasis on using such stone in high visibility areas (i.e., viewable areas from Danbury and Ridgfield Roads and the front portion of the site); 2. Use of decorative concrete wall material in less visible areas (i.e., behind the planned buildings) is acceptable; 3. The base of the planned pavilion area should incorporate the use of either natural stone or red brick material consistent with the façade of the planned northerly building; and 4. Additional information to better understand the affects of ledge cuts needed to be provided, noting that a certain area of exposed ledge could perhaps serve as a retaining wall.

Atty. Healy updated the Committee concerning the status of the project. He noted the applicant and applicant's architect have been out of state and have not had an opportunity to fully complete all of the requested changes. Remaining changes were expected to be made in the coming days.

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It was suggested a special meeting of the Committee be scheduled for December 18, 2018 to review changes to both the Wilton Heights and Wilton River Park Shopping Center proposals. There being no further discussion, the Committee adjourned the meeting at 5:26 p.m.

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