

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 Meeting Minutes*
December 18, 2018, 4:00 p.m.

- PRESENT: Rob Sanders, AIA, Chairman, Sam Gardner, AIA, Vice Chairman, Laura Noble Perese, Secretary, Megan Abrahamsen, John Doyle, AIA and Kevin Quinlan, AIA
- OTHERS Robert Nerney, Town Planner, Justin Walsh, Tim's Sign Company, Atty.
- PRESENT: Casey Healy, Paxton Kinol, Tim Gooding, AIA, Kate Throckmorton, Craig Flattery and Peter Coffin, AIA

Chairman Sanders convened the meeting at 4:02 p.m.; referencing the agenda and three applications under review. Given the size and complexity of the development proposal, Mr. Sanders requested the agenda be modified to allow Wilton Heights, LLC to be placed as the third matter of business.

1. Request from Justin Walsh (Tim's Sign & Lighting Service, Inc.) to replace an existing ground sign at Wilton River Park Shopping Center, 5 River Road

Ms. Abrahamsen disclosed for the record that a family member leased space within the shopping center, but did not feel the circumstance affected her objectivity or ability to participate in discussion. Mr. Justin Walsh of Tim's Signs, LLC provided the Committee with a sample of the synthetic sign face material designed to replicate textured wood. He also provided the Committee with a prototype name panel and explained how the structure would be affixed to the sign. Metal trim would be added so as to frame each individual panel and along with trim material along the outer perimeter of the sign face. Mr. Walsh indicated the trim color would be dark in color in order to match the sign face. Mr. Walsh further suggested softening the edge of the sign by flanking each end with landscaping. Following discussion, the Committee recommended lettering on the sign structure consist of two versus three fonts with the alternative font being restricted to the name of the shopping center. The Committee also recommended the simulated wood grain be oriented in a horizontal direction. The Committee had no objection to the use of

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black lettering to identify the property address; but requested the font be consistent with lettering used to identify individual businesses.

2. Sun Plaza, LLC (applicant), 151 Old Ridgefield Road, Proposed replacement of defective roof shingling on existing building.

Peter Coffin, AIA, representing Sun Plaza, LLC, explained that the building at 151 Old Ridgefield Road, despite being constructed only 11 years ago, has sustained substantial damage in recent time due to a failed roof system. Mr. Coffin stated that the anchor nails used to install cedar roof shingles had eroded resulting in falling shingles. He indicated that his client seeks to replace the cedar material with architectural grade asphalt shingles and proceeded to show the Committee a number of samples. Mr. Sanders felt the ornate and eclectic design features that presently exist could be softened by use of a conventional asphalt material; noting such material has been the predominant material used in the center. Mr. Sanders and Mr. Gardner also expressed concern with the occurrence of mold and streak lines and suggested a darker material may better conceal such conditions. The Committee recommended the use of a presented material described as "Pewter Wood – Landmark PRO Celebrity". The applicant agreed to use the noted product or similar type product.

3. 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.

Following previous meetings, Committee members continued their review of Special Permit #449 (Wilton Heights), involving the redevelopment of property at 300 Danbury Road for mixed uses consisting of residential apartments and retail space.

Atty. Healy provided the Committee with a summary list of revisions to the architectural plans. Revisions included a slight reorientation of Building One so as to avoid impact to an adjoining wetland buffer area. The rear driveway serving Building One had also been relocated slightly west for similar reasons.

Atty. Healy proceeded to discuss the anticipated size and location of signage. With respect to each building, hanging signs would be affixed to the underside of the planned arcade structure. He called attention to Architectural Plan A15 and described the location of the project monument sign along with a project name sign to be affixed to the westerly perimeter wall along Danbury Road.

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Atty. Healy described changes to the pavilion structure and noted that field stone has been incorporated into the sitting wall. Mr. Gardner queried the applicant concerning the interface of timber structures and it was confirmed that timber would rest on the wall. With the exception of the easterly entrance, Mr. Quinlan felt that the field stone sitting wall needed to be extended around the entire perimeter of the pavilion in order to create a look of completeness. Committee members questioned the pedestrian pathway connection to the pavilion area. Mr. Sanders recommended the sidewalk be lowered and relocated north of the pavilion so as to provide improved circulation; further noting the width of the pavilion structure could be decreased to twenty feet to allow better transition. Ms. Abrahamsen asked if the structure could be designed as a three season building. In response, Mr. Kinol raised concerns over bird control and enhanced building code requirements that apply to permanent-type buildings.

At this juncture, Mr. Kinol stated that a number of commissioners on the PZC expressed disappointment over the lack of overall design boldness. He said that the feedback has led to an alternative design scheme that he wanted to share with Committee members. Following applicant presentation, Mr. Sanders stated that the changes represented a major design shift; but felt such changes had strong merit worthy of further discussion. Other committee members expressed positive comments with respect to the design changes; noting the overall simplicity and unifying nature of the design and further concurred that the changes would help eliminate an otherwise eclectic mix of design. Mr. Kinol explained that the alternative design would create three red brick mill-style buildings linked by a more contemporary design connection. He felt the alternative design approach serves to strengthen the overall project design and better unify the buildings.

The Committee felt the alternative design represented a much improved version over previous plans and recommended the applicant continue to discuss the approach with the Planning and Zoning Commission.

The Committee and applicant recognized the need for further design refinement and, given Planning and Zoning Commission time constraints, agreed to hold a special meeting on January 8, 2019 at 4:00 p.m. to review further changes. Ms. Noble Perese agreed to prepare a draft report of Committee findings and recommendations.

There being no further discussion, the Committee adjourned the meeting at 6:03 p.m.

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