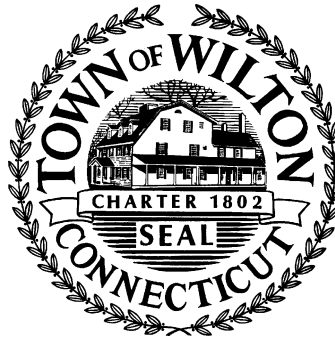


VILLAGE DISTRICT
DESIGN ADVISORY
COMMITTEE/
ARCHITECTURAL
REVIEW BOARD

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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut
06897

Robert Sanders, AIA, Chairman
Samuel Gardner, AIA, Vice-Chairman
John Doyle, AIA
Kevin Quinlan, AIA
Kathleen Poirier,
AIA

**ARCHITECTURAL REVIEW BOARD/ VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE
REGULAR (ELECTRONIC) MEETING MINUTES
Thursday, January 4, 2024
5:00 PM**

PRESENT: Rob Sanders, AIA, Chairman, Sam Gardner, AIA, Vice-Chairman, Kathleen Poirier, AIA, Kevin Quinlan, AIA and John Doyle, AIA

ALSO PRESENT: Daphne White, Assistant Town Planner

ARCHITECTURAL REVIEW BOARD

- A. Call to Order** – at approximately 5:00 PM
- B. Roll Call**
- C. Work Session**

FDSPIN 64 DR LLC, 64 Danbury Road – Application review for 208-unit multi-family development

Sam Fuller (Fuller Development), Ulises Montes de Oca and Juhi Bhardwaj (Lessard Design), and Kate Throckmorton (Environment Land Solutions) presented the application. The Architectural Review Board reviewed the changes with the following comments:

Residential Buildings:

The 'suspended' balconies were positively received.

Canopy roofs over garages conflict with the balcony design, and should be eliminated.

Redesign canopy roofs over the common entries between garages to incorporate the design of the balconies- cantilever the canopy, align top surfaces, provide 'structural box' to bring scale down to door beneath, provide ~4' of cover, utilize similar materials.

Entry doors should have 1/4 panel in lower portion.

Garage door lights to be divided vertically into smaller lights to coordinate with DH windows.

Add a single row of divided lights at sliding glass doors.

Unify gable end entries under a single roof similar to central entries, rather than separate small

gable canopies.

Increase lap siding exposure to 7"- 9", like mix of horizontal and vertical textures.

The attic windows were out of scale and needed to be reduced.

Amenities Building

Discussed continuous dormer clerestory, which now will serve as windows to mezzanine level flex office/conference room spaces.

Reconfigure cupola into a lower, longer monitor' structure. Eliminate windows on gable ends, and weathervane.

Increase lap siding exposure to 7"- 9", consider mix of horizontal and vertical.

Pool deck east edge to be softer, naturalize line with greater setback from adjacent residential building units to east. Make planting transition similar to 'nature trail' area between eastern pair of buildings.

Trash Building

The committee approved the revised design. Have flat ceiling to minimize bird nesting in rafters.

Gazebo

Reduce roof pitch to be similar to trash pavilion.

Diminish and/or turn cupola 45 degrees, eliminate weathervane. Will interior be exposed framing?

May need to remove the cupola because it is too big.

Site Lighting

The Board approved lighting to provide 1 footcandle average light level, 3000k max., 12' tall pole lights.

Check for adequate lighting at pathway stairs to Building 7, add path light/ bollard if needed.

Site Plan

Changes to naturalize planting layout were positively received.

Pool deck east edge of Amenities Building to be a naturalized line with greater setback from adjacent residential building units to east. Make planting transition between Amenities Building and adjacent Residential Building similar to 'nature trail' area.

Cut sheets on AC corral fencing, signage, sidewalk and curb materials not submitted or reviewed

Motion: The board voted unanimously to approve this application subject to the changes discusses.

Sign Pro/Hartford HealthCare, 30 Danbury Road – Application review for signage

Kristine Braccidiferro (Sign Pro, Inc.) presented the application as the applicant. The Architectural Review Board reviewed the proposed signage and have the following comments:

Free-standing lamp-post sign

The proposed change will be the existing panels being replaced by Hartford Healthcare panels; the sign is 15.9 SF, which meets zoning code for free-standing signs.

Concern was expressed about the pre-existing blue color of the post, as well as the white cabinet framing the panels, with a suggestion that both be aligned with the building color.

The effectiveness of the lighting of the four ground lights around the free-standing sign was questioned. As the application was for a non-illuminated sign, it was suggested that if there would be illumination, it would need further review by the Architectural Review Board.

Front wall sign

The proposed wall sign will be stud-mounted letters (Hartford Healthcare), illuminated by an existing LED light bar under the soffit. The sign is 18'6" from the ground to the top, and 29.8 SF, which meets zoning code

Proposed window graphics (name, hours, etc.) and 8" high acrylic address number under the wall sign were illustrated.

Motion: The Board voted unanimously to approve this application subject to discussed changes.

Unpermitted Plastic Vestibule and Bollards

The plastic vestibule must be removed and any new vestibule must be subject to ARB approval. Also, the bollards would be refinished with the color of the post and cabinet of the free-standing sign.

Fred Kaoud Real Estate, LLC, 27 Danbury Road – Application review for signage

Joanne Kaoud Simpson (applicant) gave the presentation, assisted by Ashlea Andrews (sign designer).

Free-standing sign in the front of building one.

The proposed sign would be a free-standing directory of businesses in the front of building one. It would be 102" high and 48" wide. Backer board is PVC and the slats are die-bond with 42" deep posts. Posts are 4"x4", treated, with PVC sleeves and caps.

It was decided that the existing monument sign would be redesigned and display the directory and remain in the same location and use the existing base, eliminating the need for a second sign. The existing maroon/bronze sign would be lifted and crown the directory, which would be white with black or bronze lettering. 6x6 posts would be painted the bronze color.

Building #1 wall sign

A blue wall sign was proposed under the oculus of building one, advertising the second-floor dental business. It was decided that there would be a cream-colored border or background, or a maroon background matching existing canopy, surrounding the blue sign which would contain cream lettering.

Building #2 decals

The dental business has expressed desire for window decals on the second-floor windows in addition to the wall sign. This was not agreed to by the Board. The Board would like to see all the fonts of building two window decals and canopies be unified using the seraph font.

The Board suggested the applicant: 1) redesign the free-standing sign on Danbury Road in front of building #1, 2) redesign the wall-mounted sign on building #1, according to Board recommendations, and 3) the applicant will discuss font changes with tenants, including the font changes for the window signs on building #2. Changes will be submitted and reviewed at the next ARB meeting.

APPROVAL OF MINUTES

Minutes from the December 13, 2023 Regular Meeting were approved with changes

III. COMMUNICATIONS

Next meeting: February 1, 2024

IV. ADJOURNMENT – 7:43 PM

Respectfully submitted by Rich Callahan – Recording Secretary

*MINUTES HAVE NOT BEEN REVIEWED BY THIS BOARD/COMMITTEE AND MAY BE SUBJECT TO REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS AVAILABLE AT: [Village District Design Advisory Committee / Architectural Review Board Minutes & Agendas | wiltonct](#)