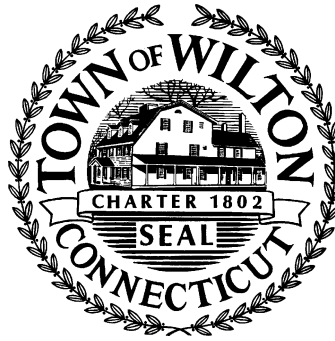


VILLAGE DISTRICT
DESIGN ADVISORY
COMMITTEE/
ARCHITECTURAL
REVIEW BOARD



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

PRESENT: Kathleen Poirier, AIA, Kevin Quinlan, AIA, John Doyle, AIA, and Samuel Gardner, AIA
ALSO PRESENT: Daphne White, Assistant Town Planner and Michael Wrinn, Town Planner

I. ARCHITECTURAL REVIEW BOARD

- A.** Call to Order – at 5:02 PM
- B.** Roll Call
- C.** Election of Board Members

A motion was made to name Kevin Quinlan the Board Chair. The motion was seconded and passed with a vote of 3-0-1, with Mr. Quinlan abstaining. A motion was made to name Sam Gardner the Vice-Chair. The motion was seconded and passed with a vote of 3-0-1, with Mr. Gardner abstaining.

- D.** Work Session

- 1. 962 Danbury Realty LLC, 962 Danbury Road**
Review for signage for Nissan dealership

Mr. Gary Gabor and Mr. Mike Matison represented the applicant. They described branding image updates to the Nissan signage, and the placement of the signs at the dealership building. All signage, mounted and free-standing, would be fitted for illumination, and the use of the illumination would be at the discretion of the PZC.

A motion was made to approve the application which passed with a vote of 4-0-0.

2. 962 Danbury Realty LLC, 978 Danbury Road
Review for signage for Nissan service center

Signage for the service building location is the same as the dealership building: branding images, illumination, and both mounted and free-standing signs. Current window signage will be removed.

A motion was made to approve the application which passed with a vote of 4-0-0.

The ARB portion of the meeting closed at 5:27.

I. VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE

- A. Call to Order – at 5:27 PM
- B. Roll Call
- C. Election of Board Members

A motion was made to name Kevin Quinlan the Board Chair. The motion was seconded and passed with a vote of 3-0-1, with Mr. Quinlan abstaining. A motion was made to name Sam Gardner the Vice-Chair. The motion was seconded and passed with a vote of 3-0-1, with Mr. Gardner abstaining.

- D. Work Session

1. Marc Gueron, 24-28 Cannon Road
Modification to roof of former general store building

Mr. Gueron provided a history of the structure, built in the mid/late 1800's, and followed with a description of the changes that were being proposed. Mr. Wrinn suggested that the applicant apply for a Certificate of Appropriateness from the Historic District & Historic Property Commission relating to the proposed work, and clarification of the structure's zoning status. The outcome of the discussion is that Mr. Gueron will consult with the HD&HP Commission for guidance and path forward.

2. Wilton Campus 1691, LLC, 21-23 River Road
Pre-application for redevelopment of site

Mr. Christopher Santoro began by reviewing an overall site rendering of mixed-use Building A and residential Building B, followed by the landscaping plan of both buildings. Of note was the inclusion of the plaza on the corner of River Road and Village which was the preference of the Committee during the prior meeting. Floor plans of building A were then reviewed, exhibiting retail space and parking on the first floor, an amenity area and elevated courtyard facing Building B on the second floor; the units on the third floor facing either River Road, Village Drive, or overlooking the courtyard; the fourth-floor steps back over the River Road amenity space providing a roof deck. A concern was expressed about activating the area on the drive to the

south of building A connecting Building B to River Road, and the courtyard area. Renderings were shown which depicted the activity of the streetscape along River Road and Village Drive, incorporating the plaza and terraces. Concern relating to the elevation shown along River Road illustrating the non-commercial street-front to the south along River Road was addressed with landscaping components that downplay the blank windows. The materiality of the building was also detailed.

Mr. Santoro then moved on to discuss Building B. The renderings illustrated the materiality of the building, the triangular plaza, fourth and fifth floor stepbacks, and entryway. Floor plans and elevations were shown to highlight the building features.

Building A amenity spaces were detailed, as well as the number of parking spaces per unit. A concern was expressed regarding the sixty-foot height of Building A along Village Drive, both the visual impact within the town center, and the shade it would cast on the opposite side of the drive for much of the day. It was suggested that a different material could soften the feel of the height. Building A materiality was then detailed.

Mr. Healy summarized the process moving forward. The applicant has been through the pre-application process with the PZC and has been approved to move forward with a Special Permit application. Before submitting the application to P&Z, the applicant submitted a pre-application to the VDDAC to refine the final submission. The VDDAC will now create a bulleted list of comments generated during two meetings, and the applicant will file the final package to the PZC and the VDDAC concurrently.

As a whole, the Committee believes that there remain details discussed over the course of the two meetings that need to be addressed prior to the May meeting. Some mentioned were 1) surface mounted building lighting, 2) window coloring, 3) balcony, and balcony railing material, and 4) providing renderings of the building elevations for greater perspective.

II. APPROVAL OF MINUTES

A motion was made to approve the minutes from the February 1, 2024 and March 7, 2024 meetings. The motion was seconded, and the February 1, 2024 meeting minutes were approved with a vote of 4-0-0, and the March 7, 2024 meeting minutes were approved with a vote of 3-0-1, with Mr. Gardner abstaining.

IV. COMMUNICATIONS

Next meeting: May 2, 2024

IV. ADJOURNMENT – 7:42 PM

A motion was made to adjourn, which was seconded, and was unanimously approved with a vote of 4-0-0.

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](#)