

44 about the track material. Mr. Costello noted the track would be made of an impermeable synthetic
45 rubber surface and the that the track features a trench drain and permeable turf to handle storm
46 water runoff. Chairman Antonio made a motion for a positive referral for application 22-08. Ms. Rice
47 seconded.

48
49 **MOTION:** All in favor, no opposed, no abstentions. (5-0-0)

50 **2. Application for Zoning Compliance Review**

51 a. **530R Bushy Hill Road – Russian School of Math** of Joe Ritchey, Applicant; Avon
52 Marketplace Investors, LLC., Owner; application for a zoning compliance review for
53 the installation of a 18'9.5" x 22" halo lit sign on the property located at 530R Bushy
54 Hill Road (Assessor's Map B20 Block 508 Lot002A) Zone B-3.

55 Chairman Antonio read the application to the Commission. The Commission discussed the signage
56 proposed to the historical signage. Ms. Dragulski stated the white backer board differs from the
57 signage in the plaza. Chairman Antonio recommended the Commission condition the referral to
58 change the backer board color to match the lintels on the building facade. Chairman Antonio made a
59 motion for a positive referral with the above condition for the zoning compliance review of 530R
60 Bushy Hill Road. Ms. Lang seconded.

61 **MOTION:** All in favor, no opposed, no abstentions. (5-0-0)

62 2. **25 Albany Turnpike – Dunkin** of Christopher Ramm, Applicant; Simsbury
63 Turnpike Realty, Owner; application for a zoning compliance review for the
64 changes to the façade of the building including installing a 11'4.5" x 2' x 5"
65 externally illuminated channel lettered sign, 2 directional signs, and 2 canopies on
66 the property located at 25 Albany Turnpike (Assessor's Map A20 Lot 901 Block
67 001) Zone B-3.

68
69 Chairman Antonio read the application to the Commission. Mr. Gavigan presented the application to
70 the Commission including stating the illuminated signage would be wired to internally illuminate
71 however they would not connect them in order to proof them for potential future proposals.
72 Chairman Antonio made a motion for a positive referral for the zoning compliance review of 25
73 Albany Turnpike with the condition that the internal illumination in the signage would not be
74 utilized. Ms. Lang seconded.

75
76 **MOTION:** All in favor, no opposed, no abstentions. (5-0-0)

77
78 3. **542 Hopmeadow Street – Le Banh Patisserie** of Kim Wood, Applicant; Nord
79 Christensen, Owner; application for a zoning compliance review for the installation
80 of a 2' x 4' non-internally illuminated sign to replace the existing sign on the
81 property located at 542 Hopmeadow Street (Assessor's Map G12 Block 132 Lot
82 029) Zone B-1.

83
84 Chairman Antonio read the application to the Commission. The Commission discussed the use of a
85 black border around the signage proposed and the visibility from the road. Chairman Antonio stated
86 the color scheme would harmonize with the existing businesses. Chairman Antonio made a motion

87 for a positive referral for the zoning compliance review of 542 Hopmeadow Street with the condition
88 that a black border be utilized in the final signage. Ms. Beal seconded.

89
90 **MOTION:** All in favor, no opposed, no abstentions. (5-0-0)

91 **III. APPROVAL OF MINUTES from March 07, 2022 regular meeting**

92
93 Chairman Antonio made a motion to approve the minutes as submitted. Ms. Beal seconded.

94 **MOTION:** All in favor, no opposed, no abstentions. (5-0-0)

95

96 **IV. GENERAL COMMISSION BUSINESS**

97 **1. None**

98
99 The Commission discussed the new member Khamla Vorasane.

100

101 **V. ADJOURNMENT**

102 Chairman Antonio made a motion to adjourn the meeting. Ms. Lang seconded.

103

104 **MOTION:** All in favor, no opposed, no abstentions. (5-0-0)

105

106 Chairman Antonio adjourned the meeting at 6:15pm.

107

108 Respectfully Submitted,

109 Joseph Hollis, Acting Clerk