

From: Lois Laczko February 1, 2010 11:45:25 AM  
Subject: Design Review Board Minutes 01/12/2010 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

ADOPTED

Design Review Board Minutes  
January 12, 2010  
Regular Meeting

I. CALL TO ORDER

Chairman Dahlquist called the meeting to order at 5:30 PM in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Rita Bond, Rick Schoenhardt, Mark Naccarato, Kevin Gray, Charles Stephenson, John Stewart, Anthony Drapelick, John Carroll and William Gardner. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

None were needed.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of GPF-700 Hopmeadow St., LLC, GPF-Drake Hill, LLC, Owner, Philip E. Doyle, LADA, P.C. Land Planners, Agent, for a Site Plan Amendment for proposed renovation at the Drake Hill Mall, 700, 710-720 Hopmeadow Street. SCZA Zone (Continued from meeting held on 12/22/2009)

Mr. Doyle, LADA, stated that since the last meeting, they have worked on grading issue and detailing both of the proposed buildings, including the elevations. He stated that the site will be graded; there will be a wide berm that slowly diminishes. There will also be a fence or wall at the back of the end cap building in order to screen the service area. The design that they are trying to implement will screen the area; the fence will be lower than the berm, although it will protect the service area from cars entering.

Mr. Doyle stated that they are proposing to bring the addition, or end cap, to Fitzgeralds further out, approximately 3-4 feet. They will also have a column covered area on both sides of the bank building. He stated that

they are concentrating on this area because this space is important; this area will be visible to people when they first pull into the driveway.

Regarding the parking lot, Mr. Doyle stated that this will remain the same until details of the corner building are agreed upon. Chairman Dahlquist stated that Building A will not be a part of this discussion.

Mr. Matthews, Architect, stated that they are proposing that the end cap on Fitzgeralds be a minor element of the building, coming forward 4 feet. The major element of the building will be CVS, which is on the opposite side. Both elements will be matching.

Mr. Matthews showed the Board members the elevation plans. He stated that there is a sidewalk that will go along the side of the end cap; the fence for screening will act as a guardrail to the loading area. He stated that there is also a good deal of space between the bank building and the end cap. The bank building has a split entrance. Regarding the architecture of the bank, Mr. Matthews stated that they will be using elements from the Cannon Building. The bank will be brick with Azek columns. The shingles may be the same that are used on the Simsbury Library across the street; although this is still being considered.

Regarding the end cap, Mr. Matthews stated that there would be a smaller version of the cornice that is on CVS. They will be proposing signage, although not in this application, that would be pinned letters with goose neck lighting. They are also proposing to use the same brick, as closely as can match the brick on Fitzgeralds. He is unsure if they will be using this same brick on the bank building or use matching brick from the Cannon Building. He stated that the back of the end cap will go straight down to the loading dock. They are also proposing the same detail on the back wall; they would paint the rear wall a dark hue, the same as the brick color.

Chairman Dahlquist questioned if the rooftop equipment would be covered. Mr. Matthews stated that the equipment would not be exposed on the end cap and also on the bank building.

Regarding the south elevation, Commissioner Carroll stated that he liked what they are proposing, although he suggested repeating the thin brick pattern and perhaps the cornice. Mr. Matthews stated that this end cap should feel a little different from the bulk of the building; the new building would be slightly higher than the existing. They would be continuing the cornice from the existing building to the new end cap addition. Commissioner Schoenhardt stated that because the end cap will be screened, he feels this is will be fine. This will now become a secondary surface; it will not be as noticeable.

Chairman Dahlquist questioned if the applicant was modeling the fenestration after anything. Mr. Matthews stated that they will be using the same type of storefront; it will be consistent with the rest of the building.

Chairman Dahlquist questioned if there would be a canopy over the entrance. Mr. Matthews stated that they did think about having awnings, although no final decision has been made. In order to preserve the integrity, Commissioner Schoenhardt suggested that the applicant consider recessed doors instead of a canopy. He feels that this would be a more welcoming entrance.

Commissioner Stephenson stated that he feels this applicant has come a tremendous distance through this process. He feels that this is a good project; he does not want to fine tune the details. Chairman Dahlquist agreed; the architect and applicant have listened to the Board's concerns.

Chairman Dahlquist asked if anyone had concerns regarding the end cap addition. Commissioner Gray questioned if the applicant considered a second floor to that addition. Mr. Matthews stated that there is not enough space to do this, although this was discussed.

Regarding the bank building, Chairman Dahlquist stated that he likes the choice of the arcade; this is an urban feature that is appropriate for the Town Center. He also likes the way the corner of the building is acknowledged; it opens up to the adjacent building and it establishes the common area between them. He stated that he also likes the brick; he feels that this brick work makes sense. This building compliments the buildings around it.

Commissioner Schoenhardt stated that he likes the bank building. He would like to see the brick that is used come close to the Cannon Building. Regarding the roof color, he does not think this should match the color of the Library roof. He feels that they should look at the Cannon Building.

Commissioner Stewart stated that he likes the colonnade around the building. He feels that the applicant has done a great job with this site. The end cap addition is also a great idea.

Commissioner Drapelick questioned if there were any sketches of the real estate building and the bank building. Mr. Matthews showed the Board members the plans. Commissioner Drapelick stated that he likes the scale of the buildings after seeing the plans.

Mr. Peck stated that the applicant has responded to all of the Board's

concerns; this project has come a long way. There are still issues regarding the drainage, although the applicant has agreed to work with Town staff regarding these issues. They will be discussing Low Impact Development techniques.

Commissioner Carroll stated that regarding the turning radius in the parking lot, he suggested that the applicant talk to the Fire Marshall regarding making this a fire lane. Mr. Peck stated that the traffic engineer will be looking at this and making any necessary adjustments.

Commissioner Stephenson stated that the existing tulip tree will be removed and they will be leaving the other three existing trees and planting in three additional tulip trees. Mr. Doyle stated that this is correct. They will be planting large tulip, spruce and/or pine trees.

Chairman Dahlquist questioned what the applicant's timeframe was. Mr. Doyle stated that they would like to work with Town staff regarding the drainage details as soon as possible. They would also like to move onto the Zoning Commission in order to finish this process. Once this is done, they also need to file for an STC permit, which takes several months to get.

Chairman Dahlquist stated that the Board has given the applicant a favorable response. He stated that they have appreciated the applicant's willingness to work through this process. The only issue is that the applicant did not give samples of the brick, colors and of the shingles. Chairman Dahlquist asked the Board members if they would be willing to make a motion without these samples. Commissioner Stephenson suggested that the samples be brought to Town staff for final approval, although the motion could state what they are looking for. Commissioner Gardner suggested the samples be brought to the Town Hall by the applicant so the Board members can come and look at them over a week's time and e-mail each other regarding if they approve. Commissioner Carroll stated that as long as there is a substantial match, he would be fine with this.

Chairman Dahlquist asked Mr. Matthews to bring all of the samples, including the two different bricks, to the Town Hall offices. The board members will then individually stop in to view these samples.

Commissioner Stephenson made a motion that, regarding the application of GPF-700 Hopmeadow St., LLC, GPF-Drake Hill, LLC, Owner, Philip E. Doyle, LADA, P.C. Land Planners, Agent, for a Site Plan Amendment for proposed renovation at the Drake Hill Mall, 700, 710-720 Hopmeadow Street, the following referral be made to the Zoning Commission: the Design Review Board finds this application to be substantially consistent with the intent and principles of the Guidelines for Community Design and recommends

approval as presented on drawings titled, Site Plan Drawing SK-4, dated 1/8/10, revised 1/11/10; Z-1 Proposed Bank Building, dated 1/12/10; Z-2 Composite West Elevation, dated 1/12/10; Z-1A End Cap Building, dated 1/12/10, with the following understandings: 1) that the brick and mortar on the brick end cap will substantially match that which is currently on Fitzgeralds; 2) that the brick and mortar on the bank will substantially match that which is currently on the Cannon Building; 3) that the roof on the bank building will be of a color similar to that of the Cannon Building; and 4) that the trim color will substantially match that of the Cannon Building. Commissioner Grey seconded the motion, which was unanimously approved.

As a design consideration, Chairman Dahlquist stated that a project of this importance to not only this Board but to the Town of Simsbury has been a model project in terms of the applicant's willingness to come forward. Through the discussions that have been had and the working out of the details, as far as the Design Review Board is concerned, this shows all of the aspects of everything that is consistent with the Design Charrette intentions in the Town Center. This is a good example of how the process works well. The results show that this is an extremely well designed project.

IV. INFORMAL DISCUSSION by Rigo Felipe, Valero Gas Station, Owner, for proposed exterior renovations at the Valero Gas Station, 1340 Hopmeadow Street. B-II Zone

Mr. Felipe stated that he would like some feedback from this Board regarding the changes that he would like to make to the building. He does not want this building to look like they service cars; he is currently only a gas station.

Mr. Felipe brought a sample of the siding and a picture of the windows that he would like to use. He would like to remove the service doors that are currently on the building and put in new windows and siding.

Chairman Dahlquist questioned if the roof would be changed in any way. Mr. Felipe stated that he would not be making any changes to the roof.

Mr. Felipe stated that because this is a Valero station, he is required to use certain colors. He showed the Board members sample of the colors that are the closest match to Valero's company colors.

Chairman Dahlquist questioned if there would be any changes made to the lighting. Mr. Felipe stated that he would not be changing the lighting. Chairman Dahlquist questioned if he would be doing any landscaping. Mr. Felipe stated that he is planning on doing some landscaping. Commissioner

Stewart suggested that landscaping in front of the doors would be a good start.

Commissioner Gray questioned if there were any other exits in the building. Mr. Felipe stated that there were no other exits. Chairman Dahlquist stated that this is a building code issue that needs to be addressed. Another exit would be required.

Chairman Dahlquist questioned if there were any changes to the circulation of the site. Mr. Felipe stated that there were not. He was only currently interested in making the aesthetic changes to the building.

Commissioner Stewart questioned if the applicant ever anticipated using the garage area of the building. Mr. Felipe stated that they are considering this, although no decisions have yet been made.

Mr. Peck stated that he feels these changes will be an improvement to the site.

Chairman Dahlquist asked the Board members if they had enough information in order to render a decision.

Commissioner Carroll stated that the landscaping should be considered in front of the building as well as south of the building. Chairman Dahlquist stated that a site plan has not been submitted, which is needed.

Commissioner Stewart agreed with Commissioner Carroll regarding landscaping. He stated that a minimum of three feet should be prepared in the front of the building for plantings; anything smaller would not allow plants to grow. Commissioner Bond suggested getting pots and planting greens in them until the springtime.

Commissioner Gray stated that the applicant may also want to consider the flow of the traffic on the site. Mr. Felipe agreed.

Chairman Dahlquist stated that the applicant should bring a Site Plan to the next meeting. The Board agreed that they liked the direction that the applicant is taking. Also, they would like to see the landscaping on the Site Plan.

Chairman Dahlquist stated that no action would be taken on this informal application.

## V. DISCUSSION

Town Center Form-Based Code Content

Mr. Peck stated that the consultant will be back in Simsbury, although he is unsure of the date.

At the last Board of Selectmen meeting, Main Street Partnership announced that they have received a grant in order to get the consultant back to Simsbury one or two more times.

Mr. Peck stated that this Board has discussed further enhancing and developing the Design Guidelines that the Town currently has. Because the initial funding amount for the Charrette was more than originally thought, he has asked the consultant what the additional costs would be to draft the design guidelines. He stated that he has not yet gotten a response to this question.

#### VI. CORRESPONDENCE

Chairman Dahlquist stated that he was notified by the First Selectmen's Office that this Board needs to submit a memo regarding what the Design Review Board does and what their agenda will be for the upcoming year. The Board of Selectmen has asked for this information. Chairman Dahlquist stated that he wrote draft a memo, which he distributed to the Board members for their review.

Chairman Dahlquist stated that the Design Review Board is a temporary Board; they did try to get more permanence at the last Charter revision. He stated that it was his understanding that there would be a recommendation that an Ordinance be written to make this Board more permanent. He stated that Ms. Glassman assured him that there is no one who is opposed to a Design Review Board, although there are concerns regarding the number of members on the Board and that the scope of the Board is too broad.

Commissioner Carroll stated that he did have a meeting with Ms. Glassman; she would like this Board to become permanent. He stated that they also discussed a Charter revision change to list the Design Review Board with the rest of the Commissions. Commissioner Carroll stated that he has also asked her for the original documentation regarding the number of Board members. He stated that it would be his recommendation that everyone who is currently on this Board stay on this Board. He stated that continuity is very important. He stated that Ms. Glassman agreed.

#### VII. STAFF REPORTS

Mr. Peck stated that he continues to work on the Incentive Housing Zone.

VIII. APPROVAL OF MINUTES of December 22, 2009 meeting

Commissioner Gray made a motion to approve the December 22, 2009 minutes as written. Commissioner Schoenhardt seconded the motion, which was unanimously approved.

IX. ADJOURNMENT

Commissioner Drapelick made a motion to adjourn the meeting at 7:00 p.m. Commissioner Schoenhardt seconded the motion, which was unanimously approved.