

From: Lois Laczko April 26, 2011 9:05:58 AM
Subject: Design Review Board Minutes 02/8/2011 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
February 8, 2011
Regular Meeting

I. CALL TO ORDER

Chairman Dahlquist called the meeting to order at 6:08 PM in the Main Meeting Room at the Simsbury Town Offices. The following members were present: Kevin Gray and Charles Stephenson. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

No alternates were needed.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of William Bohman, Masonic Lodge, Owner, for Signage for the Masonic Lodge on property located at 991 Hopmeadow Street. PO Zone

Mr. Bohman stated that they would like to propose a free standing sign on the site. There will be a street address as well as lettering on the sign. The lettering will be black on white board. He stated that the sign will be surrounded by permanent shrubbery, although the type of plantings have not been selected as of yet. There is lighting associated with this sign as well. There are lamps currently existing on the property. These lamps are approximately 1 foot square; they are ground lamps. They will be lit with a 70 watt light.

Mr. Bohman stated that they are also proposing another sign on the building which will state, "Free Mason Hall", which will be placed above the door. He stated that he does not have the graphics of the sign with him tonight.

Mr. Bohman stated that they are looking for several signs because they want to identify the building as well as the tenants within the building.

Commissioner Stephenson questioned if the Masonic Lodge anticipated having other tenants in the building. Mr. Bohman stated that he is hopeful to have other tenants. He has spoken with the Knights of Columbus as well as other organizations. Commissioner Stephenson stated that he feels the sign is very tall; omitting one of the panels on the sign may bring the sign down 10 inches.

Chairman Dahlquist stated that he feels the symbol on the building would be an identifier.

Mr. Bohman stated that the top panel would be for the address number of the building. The Valley Lodge would be on the next panel and other tenants would be on the panels below that.

Chairman Dahlquist stated that the applicant does not have the graphics to show the Board tonight; the text of the sign is missing. The landscaping plan would also need to be approved.

Chairman Dahlquist stated that the Town Center Code does have provisions for free standing signs, although they are not adopted as of yet. The Code states that the maximum surface area is not to exceed 16 square feet. He stated that this proposed sign would exceed that. Chairman Dahlquist stated that he would like to see a smaller sign proposed.

Commissioner Stephenson stated that the Board will need to see the positioning of the lights with a brief description, the landscaping plan and the graphics of the sign. Chairman Dahlquist asked that the applicant come back to the next meeting with these items so the Board can vote on this application. He stated that no action will be taken on this application tonight.

IV. DISCUSSION

Route 10 Corridor Study

There was no discussion.

Completed Town Center Code Now Online

Mr. Einsweiler stated that the Design Review Board's new role is fundamentally the same as its old role. They are still an advisory Board. He stated that the way that approvals are intended to go, is that if a small project, up to 25,000 square feet of floor area, is submitted and if Town staff feels that it meets the Code, the Design Review Board will make recommendations. If the applicant agrees with all of these recommendations, if there are any, then the application will go to the Zoning Commission and be placed on their Consent Agenda. The Consent

Agenda allows the Zoning Commission to have a list of applications without discussion and to approve them in one motion. If one of the Zoning Commission members wants a discussion of an application or if the Design Review Board and applicant cannot reach an agreement on recommendations or if Town staff feels the application does not meet the Code, the Zoning Commission will consider the application in full. He stated that there is a real benefit for the applicant to work with Town staff and the Design Review Board.

Mr. Einsweiler stated that in the longer term, he is hopeful to have specific Town Center guidelines for this Board. Town Staff continues to try and get funding for this. He stated that this Board needs those guidelines to help back them up.

Mr. Einsweiler stated that Town staff reviews projects to see if the applicant has met the entitlement obligations. The Design Review Board's job is to look at the urban design of the project.

Mr. Einsweiler gave the Board members an example of their role if an application came in for the Post Office site. He stated that the Regulating plan is the new zoning map for the Town Center.

Chairman Dahlquist questioned if Mr. Einsweiler had a recommendation on the format of the referral that goes to the Zoning Commission. He stated that also, the Board has seen that once construction begins on a project and there is a change order in the field, the materials may get changed from what was approved. He questioned if there is a document that may be useful to the Board regarding this issue. Mr. Einsweiler stated he would check with another consultant to see if there is a document that would be helpful.

Mr. Peck stated that the Zoning Commission has set the public hearing for the Town Center Code for March 21, 2011. The definition section, which was originally in the Code, will now be incorporated into the Zoning Regulations.

V. CORRESPONDENCE

There were none.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of January 11, 2011

The approval of the January 11, 2011 minutes was tabled until the next regularly scheduled meeting due to the lack of a quorum.

VIII. ADJOURNMENT

Commissioner Stephenson made a motion to adjourn the meeting at 6:58 p.m. Commissioner Gray seconded the motion, which was unanimously approved.