

From: Lois Laczko March 1, 2010 10:12:07 AM
Subject: Design Review Board Minutes 02/09/2010 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
February 9, 2010
Regular Meeting

I. CALL TO ORDER

Chairman Dahlquist called the meeting to order at 5:33 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, 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 Antonino Cirinna, Agent, for Signage at Nino's Car Service, 850 Hopmeadow Street. SCZA Zone

Mr. Peck stated that he has suggested that the applicant withdraw this application because there is already too much signage on this site. The site first needs to become compliant prior to an application for signage coming before this Board.

b. Application of James Craig, Macmen Enterprises, Inc., Owner, Rigoberto Felipe, Agent, for a Site Plan Amendment for proposed exterior renovations at the Valero Gas Station, 1340 Hopmeadow Street. B-II Zone

Mr. Felipe distributed pictures of the existing building to the Board members. He showed a plan where he is proposing to put additional landscaping on the site. He is also proposing planters in front of the building.

Commissioner Stewart questioned what the planters would be constructed of.

Mr. Felipe stated that he would be using PVC planters.

Mr. Felipe stated that the existing doors on the building will be replaced with windows. Five windows will be replaced altogether on the building. The planters will be placed in front of the building.

Mr. Felipe showed the Board members a sample of the proposed siding.

Commissioner Drapelick questioned if there would be lighting or signage included with this application. Mr. Felipe stated that there is no lighting or signage associated with this application.

Commissioner Schoenhardt questioned what the applicant would be putting in the mulched area. Mr. Felipe stated that he is proposed assorted flowers in this area. He will be going to the nursery in the spring and asking them to recommend flowers for the planters.

The Board members agreed that these renovations to the site will be an improvement from what is currently there.

Commissioner Schoenhardt questioned if the applicant would be selling propane at this station. Mr. Felipe stated that they would not be selling propane.

Commissioner Bond questioned if the ice machine would be staying. Mr. Felipe stated that there would be an ice machine on the side of the building.

Commissioner Gray questioned if a second entrance was needed on the building. Mr. Felipe stated that the Fire Marshall stated that this was not needed.

Commissioner Gray made a motion that, regarding the application of James Craig, Macmen Enterprises, Inc., Owner, Rigoberto Felipe, Agent, for a Site Plan Amendment for proposed exterior renovations at the Valero Gas Station, 1340 Hopmeadow Street, the following referral be made to the Zoning Commission: the Design Review Board finds this application substantially consistent with the intent and principles of the Guidelines for Community Design and recommends approval as presented on drawings submitted with a revision date of 2/9/2010. Commissioner Gardner seconded the motion, which was unanimously approved.

IV. DISCUSSION

Town Center Form-Based Code Content

Mr. Peck stated that the Charrette Subcommittee met to discuss the information that was received from Code Studio. He distributed this information to the Board members. Mr. Peck stated that the map shows the parcels that were included in the study area. A question that came up at the subcommittee meeting was if the red dotted line on the map should cover the flood plain area as well. He believes that this will not be included because this is a recreational area, although he will be talking to the consultant about this.

Mr. Peck stated that the street based zoning scheme shows the streets as different colors. The way that the regulating plan reads is, based upon the street frontage and the type of street that is going through a particular area is the type of building that will be proposed for that area. He stated that all of these things will be in more detail in the final code.

Mr. Peck stated that there will be a mechanism as part of this code for an applicant that would like to do something that is not proposed in the scheme, although they would have to go through a more rigorous process in order to do this.

Mr. Peck stated that the missing part of the information that the consultant has submitted are the detailed design guidelines as part of this code. He stated that he is currently looking for additional funding to make this a part of their package also. He feels that this will help make the process easier.

Mr. Peck stated that he would like the Board member to comment regarding the information that was received from Code Studio. He is hopeful that the consultant will be back in March with a final draft so that a public hearing can be scheduled.

Chairman Dahlquist stated that the organization methodology of the information received by the consultant is by streets. He stated that there are four street types, which include: Hopmeadow; Shopfront; Urban General; and Neighborhood. He stated that the consultant has divided the Town Center into one of these four options. They then developed standards for each of these options.

Chairman Dahlquist stated that one criticism would be that there needs to be a finer gradation, although he does like the idea of organizing this by streets. He stated that another criticism would be that there is not a lot given to parking.

Chairman Dahlquist stated that regarding the regulating plan, the neighborhood only exists along Iron Horse Boulevard and on the Gerard

property; this is the only residential area shown. He questioned if there would be residential areas anywhere else.

Mr. Peck stated that the illustrative plan that was shown at the end of the Charrette process did show some parking, which was scaled to receive enough parking to accommodate the buildings that were shown. He stated that this will need to be discussed on a site by site basis.

Mr. Peck stated that there will also need to be discussions regarding the appropriate level of coverage on sites. He would appreciate any input from the Board members on this issue.

Chairman Dahlquist stated that the Board members should concentrate on what components should be a part of this proposal. Mr. Peck asked for feedback from the Board; the consultant would like to make adjustments to their product prior to coming back to Town with the final plan.

Chairman Dahlquist questioned if the Board members wanted to comment as a Board or individually. Commissioner Stephenson suggested emailing feedback to Chairman Dahlquist in order for him to put something together for the Board as a whole. Mr. Peck stated that he would like the consultant to receive questions and comments from each member.

Commissioner Stewart stated that the handout with the four street types can be used as a reference point; the applicant can adhere to these general precepts. He stated that he likes the flexibility aspect of this approach.

Chairman Dahlquist asked that the Board members e-mail any comments to Mr. Peck. He will then circulate those comments to the other Board members as well as the consultant.

Status of the Incentive Housing Zone Study

Chairman Dahlquist stated that a copy of the draft study was distributed at the last meeting.

Mr. Peck stated that Concord Square is in the process of writing out some Design Guidelines. They will be submitting them to the Town soon.

Mr. Peck stated that several of the study areas will not continue to move forward through this process; the properties in the Town Center would not make sense to move forward under this study. The Incentive Housing Zone legislation requires that the density that is approved be 25% greater than the existing density. He stated that this does not make sense in the Town Center.

Chairman Dahlquist stated that he feels there should not be a different set of standards/guidelines for each regulation. This could get very confusing. Mr. Peck stated that he feels that a separate stand-alone guideline may be best. The guidelines could be referenced in the other regulations.

Chairman Dahlquist suggested having a joint meeting with the Zoning Commission to discuss Code Studio's work. He feels that it would be helpful for this Board to understand their concerns. Mr. Peck stated that he would also like the Conservation Commission to be more involved in this process as well.

V. CORRESPONDENCE

There were none.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of January 26, 2010 meeting

Commissioner Gray made a motion to approve the January 26, 2010 minutes as written. Commissioner Stewart seconded the motion, which was approved. Commissioners Gardner and Naccarato abstained.

VIII. ADJOURNMENT

Commissioner Gardner made a motion to adjourn the meeting at 6:47 p.m. Commissioner Schoenhardt seconded the motion, which was unanimously approved.