

From: Lois Laczko March 30, 2011 10:52:58 AM  
Subject: Design Review Board Minutes 02/22/2011 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

ADOPTED

Design Review Board Minutes  
February 22, 2011  
Regular Meeting

I. CALL TO ORDER

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

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioner Carroll to serve in the absence of Commissioner Gray; Commissioner Drapelick to serve in the absence of Commissioner Schoenhardt; and Commissioner Bond to serve in the absence of Commissioner Stewart.

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 (continued from meeting of 2/8/2011)

Mr. Bohman, President of the Building Association for the Masonic Lodge, showed the Board members the location of the proposed signs for the site. He stated that they are proposing a sign and medallion over the front door as well as a free standing sign. Regarding the lighting for the freestanding sign, Mr. Bohman stated that details of the lighting have been submitted. They are proposing one ground mounted light on either side of the sign. The lights will shine only on the sign and not on traffic. The lights will be among plantings and will not be intrusive. He stated that a list of plants has been submitted as well. The idea is for the plantings to hide the lighting fixtures.

Mr. Bohman stated that they would like to put names of possible tenants on the other four panels of the freestanding sign. The lettering would be the same; black lettering on a white background. He is hopeful that the Design Review Board can approve the sign with these four panels without knowing who the tenants will be.

Mr. Bohman stated that the lettering for the Freemasons Hall is block letters; the same lettering is being proposed for the building as well. The other panels on the freestanding sign have different font lettering for future tenants.

Mr. Peck stated that this application does comply with the current Zoning Regulations.

Regarding the Town Center Code which has not been adopted as of yet, Chairman Dahlquist stated that he feels the square foot for signage is bigger than what will be allowed in the near future. This will be the standard once the Code is adopted. Mr. Bohman stated that the signage that is being proposed totals 69 square feet; 78 square feet is allowed under the current Regulations.

Commissioner Bond suggested alternative plantings around the freestanding sign.

Chairman Dahlquist questioned if the Board feels that there is adequate information supplied for this application. Commissioner Stephenson stated that the applicant should be complimented regarding the detail of this proposal.

Regarding the location of the sign, Commissioner Carroll stated his concern regarding the southbound site line for the freestanding sign. Traffic coming from that direction may not be able to view the sign as well. Mr. Bohman stated that the sign is behind the trunk of the tree. Traffic is slower in that area and he feels that people will have adequate time to read the sign.

Regarding the graphics of the freestanding sign, Chairman Dahlquist stated that the sign is a good identifier. Commissioner Naccarato questioned if the website address would be considered advertising. Commissioner Drapelick stated that this Board typically objects to telephone numbers on signs. Mr. Bohman stated that there is not anyone at the Hall that can be contacted and that is why they have decided to put their web address on the sign. Commissioner Naccarato stated that since there is a telephone number in the phone book, their voice mail message could state their web address. He stated that having a web address on signs anywhere else on Hopmeadow

Street would not be appropriate. Chairman Dahlquist read from the Design Guidelines regarding this issue. Commissioners Stephenson, Gardner, Drapelick and Carroll did not have a problem with the website address on the sign because this is a service organization and not a commercial operation. Chairman Dahlquist stated that this is a design decision; it is a question of if the address is considered advertising. Commissioners Naccarato, Bond and Dahlquist consider the website advertising.

Regarding the size of the sign, Commissioner Stephenson stated that he feels the freestanding sign is too high. He read from the Design Guidelines regarding this issue. He stated that although it does conform to the Zoning Regulations, he feels the sign should be dropped down 12 inches. This would eliminate one panel on the sign. After some discussion, Commissioner Stephenson suggested that the top panel be eliminated stating Freemason Lodge and instead putting the Valley Lodge panel on the top of the sign. The Board members and applicant agreed.

Regarding the signage on the building, Chairman Dahlquist stated that he feels the medallion is too large. Mr. Bohman stated that they chose this size because they wanted to incorporate the medallion from the old building.

Commissioner Stephenson made the motion that, regarding the application of William Bohman, Masonic Lodge, President of the Building Association, for Signage for the Masonic Lodge on property located at 991 Hopmeadow Street, the following referral be made to the Zoning Commission: the Design Review Board finds this application generally consistent with the Guidelines for Community Design and recommends approval pending the following - that modifications be made to this application to more closely align with the intent and principles of the Guidelines for Community Design as noted herein, and as presented on drawings entitled, "Proposed Sign Lettering"; "Mason Sign Hall Application"; "Proposed Sign Planting Plan"; and the attached three pages of specifications for lighting fixtures, dated 2/21/2011: 1) That lower growing evergreens be substituted for the Ilex Giabra as well as the addition of seasonal colors in the plantings; 2) That the height of the sign be reduced from the current height of 89.8 inches to a total height of 77.8 inches, with the understanding that the bottom "organization panel" be removed and that the top portion of the sign would read, "Valley Lodge" with its smaller scale website underneath in place of the proposed "Freemason Hall". Commissioner Drapelick seconded the motion. Commissioners Gardner, Carroll, Drapelick and Stephenson voted in favor of the motion. Commissioners Naccarato, Bond and Dahlquist voted in opposed of the motion. The motion passed 4-3.

As a design consideration, Chairman Dahlquist stated that the Design Review Board was divided primarily on the use of the website address as to whether

it is appropriate information to be included on the freestanding identifier. The Design Review Board agreed on all of the other modifications and the majority vote 4-3 decided to use this website primarily because this is a service organization and not a retail or commercial usage.

#### IV. DISCUSSION

##### Route 10 Corridor Study

Mr. Peck stated that it was clear throughout the study that Route 10 should remain two lanes although turning lanes may need to be added at certain locations. He stated that some of the expensive things that came out of the Charrette may not happen in the near future. Another issue that was talked about was bike routes throughout the corridor. The bike route through the Town Center would be diverted to Iron Horse Boulevard.

Mr. Peck stated that the attention to Weatogue was very interesting. Alternative roads from Route 185 to the back side of Weatogue creating a green were discussed. This would allow for a possible creation of a commuter lot. In the north end, there was a lot of discussion regarding alternatives for roads near Dorset Crossing and Wolcott Road.

Regarding the next steps, Mr. Peck stated that the Steering Committee will meet March 3rd. At that time, they will talk about some of the alternatives that were the guiding principles throughout the study. He stated that CRCOG will also be meeting with the DOT to see if the bike lanes are a possibility. Mr. Peck stated that there is a proposal for repaving Hopmeadow Street from Drake Hill Road to the Granby line. If some of the things in the Town Center are to get done, and if the DOT will allow it, the Town needs to get the designs done, i.e. the bump outs in the Town Center.

Commissioner Carroll questioned if underground utilities were discussed during the Route 10 Corridor Study. Mr. Peck stated that the study was limited, although there were some discussions regarding this issue. He stated that underground utilities are very expensive.

Chairman Dahlquist questioned if there were preliminary graphics from the study that the Board members could review for discussion at an upcoming meeting. Mr. Peck stated that all of the information is currently on the CRCOG website.

##### Town Center Code

Chairman Dahlquist stated that the consultant for the Town Center Code made

the final presentation. The Zoning Commission will be holding a public hearing on the Code on March 21st.

Mr. Peck stated that comments can be made prior to the public hearing so the Zoning Commission has time to address these comments. The final draft of the Code is on the Town website. As well as the Code, a copy of the process, a copy of the map, and a copy of the definitions will be included in the public hearing.

Chairman Dahlquist stated that since there is a Charter revision, he would like to see the Design Review Board become a permanent Commission within the Charter; this Board is currently a temporary Board. Commissioner Carroll suggested that the Board draft a document to start the process of becoming a permanent Board.

#### V. CORRESPONDENCE

There were none.

#### VI. STAFF REPORTS

There were none.

#### VII. APPROVAL OF MINUTES of January 11, 2011 and February 8, 2011

Several edits were made to the January 11, 2011 minutes.

Commissioner Carroll made a motion to approve the January 11, 2011 minutes as amended. Commissioner Bond seconded the motion, which was approved. Commissioner Naccarato abstained.

The February 8, 2011 minutes were tabled until the next regularly scheduled meeting.

#### VIII. ADJOURNMENT

Commissioner Gardner made a motion to adjourn the meeting at 6:55 p.m. Commissioner Drapelick seconded the motion, which was unanimously approved.