

From: Lois Laczko April 20, 2009 11:41:27 AM  
Subject: Design Review Board Minutes 03/24/2009 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

ADOPTED

Design Review Board Minutes  
March 24, 2009  
Regular Meeting

I. CALL TO ORDER

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

II. APPOINTMENT OF ALTERNATES

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

Commissioner Gardner made a motion to amend the agenda to add a presentation from Avon Marketplace. Commissioner Drapelick seconded the motion, which was unanimously approved.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Kevin S. Fillmore, Farms Village Plaza, LLC – Owner, for additional signage on property located at Farms Village Plaza, 244 Farms Village Road. B-2 Zone (continued from meeting of 3/10/2009)

Mr. Fillmore stated that, at the last meeting, lighting was an issue. He showed the Board members a sample fixture that he would like to use. He is proposing 2 lighting fixtures per sign, with a total of eight lighting fixtures. He stated that these are 14-watt, compact florescent lights.

Mr. Fillmore distributed the newly revised plans to the Board members.

Commissioner Drapelick questioned if the sandwich boards in front of the building would be coming down if this lighting was approved. Mr. Fillmore stated that this was his intent, although he cannot remove the signs if they are approved by the Town.

Commissioner Stephenson made a motion that the Design Review Board make the following referral to the Zoning Commission: This application is specifically for the lighting fixtures, which will be mounted over each of the four signs, which were previously approved at the last meeting. The light fixture being proposed will be eight white bracket mounted light fixtures, SPJ Lighting Incorporated, with each light having a compact fluorescent 14-watt light. It is the Design Review Board's understanding that these lights will be on timers, with timers turning the lights off between 10 p.m. and 10:30 p.m. every evening: that the Design Review Board finds this application substantially consistent with the intent and principles of the Guidelines for Community Design and recommends approval. Commissioner Gardner seconded the motion, which was unanimously approved.

b. Application of Paulo Oliveira, Owner, for Signage at T-Ville Wine & Spirits, 45 Main Street, Tariffville. B-1 Zone

A representative for Mr. Oliveira showed the Board members a sample of the wood that the applicant was proposing to use for the sign. He stated that this material is mildew and rot resistant. The sign will have maroon color lettering with a white background. There will also be a border around the sign, which will also be maroon. The sign would be lit by 4 recessed lights or an LED strip, if the Board felt this would be appropriate. Commissioner Schoenhardt stated that he would prefer the recessed lighting over the LED strips.

Commissioner Bond questioned if there was any room for planters on the front walk. The representative for Mr. Oliveira stated that there was room and that the applicant would be willing to do this.

Commissioner Naccarato stated that he felt the size and scale of the sign was appropriate to the rest of the building. Commissioner Gray felt that this sign did not meet the standard of the other signs along Main Street. Commissioner Stephenson stated that, for this building, he feels that this sign works well. The articulated corners are also a nice addition to the sign.

Commissioner Carroll stated that at the first meeting, the applicant stated that they would not be putting up posters in the windows. He questioned if this was still the case. Commissioner Gray stated that the applicant is allowed a certain percentage of signage in the windows, although they would have to comply with the Regulations.

Commissioner Bond made a motion that the Design Review Board make the following referral 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 received on March 19, 2009. Commissioner Gardner seconded the motion, which was unanimously approved.

c. Avon Marketplace, Site Improvements and Maintenance, West Main Street, Route 44, Avon Connecticut

Mr. Pilon stated that they have made several changes to the pavement. The minor changes that were made were: several parking spaces were taken out, although they still meet the requirements; the roadway stays, but they will redefine it. They would like to bring the two areas together by creating a pedestrian-oriented connection between the buildings. He stated that they would be creating a new sidewalk pattern and planting layout.

Mr. Pilon stated that there will be two outside dining areas and that the sidewalks have been replaced with pavers. This will be flush with the pavement. Because of this, they are proposing lit bollards, 18" in diameter, around the dining area. He stated that they will put in fencing around this area as well if needed.

Mr. Pilon stated that the pavement between the buildings has also changes. They will be putting down brick pavers. They are also looking into having new outside furnishings, such as trash receptacles and new lighting with LED fixtures.

Regarding the plantings, Commissioner Bond stated that some of the proposed plantings get very large. She does not think that some are appropriate for this site. She gave the applicant several suggestions regarding new plantings.

Commissioner Naccarato questioned why they are proposing the bollards. Mr. Pilon stated that this is to define the roadway because of the flush pavement. Commissioner Naccarato questioned if there was an alternative to the bollards to keep the flush pavement for the primary circulation but to try and eliminate some of the bollards by sloping the drive at a higher pitch. Mr. Pilon stated that the goal for the owner is to make everything feel like it is one space. By putting curbs in, this would detract from that. He stated that some of the bollards could be eliminated if there were spaced out more; they are currently 12' apart. He stated that they are also there for safety reasons. Commissioner Naccarato also stated that an additional bollard was needed on the corner of the sidewalk.

Commissioner Schoenhardt stated that he would not want the bollards more

than 12' apart. Commissioner Stephenson stated that, after looking at the scale, the bollards are actually spaced 9' apart.

Commissioner Gray stated that the outstanding issues for this application are: the landscaping and the possible addition of another bollard.

Commissioner Stephenson made a motion that the Design Review Board make the following referral 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 including a coversheet and drawings S1-S10 and C-Series 1-3, dated 3/13/09, with the understanding that the owner intends to change the planting material to be more appropriate in size and shape for the use being suggested, and that the owner consider an additional bollard to the west side, infilling the space to the northwest corner of Bertucci's. Commissioner Gardner seconded the motion, which was unanimously approved.

IV. INFORMAL PRESENTATION by the Tariffville Village Association for a Site plan Amendment for the Tariffville Green Project on property located at 31 Min Street. B-1 Zone

Commissioner Schoenhardt recused himself from the Board.

Bill Clegg, Schoenhardt Architects, stated that the gazebo will be located on the Green. One use for the gazebo will be for presentations and performances. The lawn area in front of the gazebo will be for people to sit. He stated that they are also proposing an arch-shaped sidewalk with stairs up to the gazebo with plantings in front. On either side, there will be ramps around to the back of the gazebo for handicapped access. Mr. Clegg stated that they will be adopting the lighting from along Main Street; they would like the lighting to be the same so it will tie the Town nicely together.

Mr. Clegg stated that the floor plan of the gazebo is 20' x 20' with railings along the front and sides. The floor surface will be concrete for easy maintenance. He stated that the gazebo is decorative; they are trying to get back to the history of the Town. The railings will be like kayak ores and the corner brackets will be leaf and fish allegories. There will be a relief in the copula that will be lit up at night; this will also reinforce some of the history of the Village.

Mr. Clegg stated that the roof of the gazebo will be a faux slate, which is a recycled plastic material. The trim will be a stain, although it will be white. He stated that they wanted the gazebo to be decorative, but easy to maintain.

Commissioner Gardner stated that the park is now a green space. He

questioned how much space will be occupied by this structure. Mr. Clegg stated that less than 5%, although he has not done the calculations.

Commissioner Gray asked if the sidewalk was part of this application and also if there was any lighting proposed. Mr. Clegg stated that the sidewalks were not part of this application. Regarding lighting, he stated that they would like some simple lighting. The fixtures inside the copula would not be able to be seen. The purpose of the lighting is for backlight. He stated that they have not decided on any lighting along the pathway at this point in time.

Commissioners Gardner and Naccarato stated that birds nesting in the copula may become a problem. Commissioner Naccarato suggested that they try to eliminate horizontal surfaces. Mr. Clegg stated that they would take this into consideration.

Commissioner Stephenson felt that this was a great design and a nice use of materials.

Commissioner Drapelick made a motion to move this presentation to a formal application. Commissioner Bond seconded the motion, which was unanimously approved.

Commissioner Drapelick made a motion that the Design Review Board make the following referral 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 dated March 24, 2009 for the Tariffville Village Association. Commissioner Stephenson seconded the motion, which was unanimously approved.

## V. DISCUSSION

### Incentive Housing Zone Overview

Mr. Peck stated that a presentation was held on March 18th regarding the consultant that the Town selected for the Home Connecticut Legislation to prepare a study to consider whether the Town would be interested in adopting Incentive Housing Zones. Many of the land owners that expressed interest in this study attended the meeting. Mr. Peck stated that the Incentive Housing Zones are increased density residential developments in areas where infrastructure exists and areas that might be appropriate for housing that is higher density than what is currently allowed.

Mr. Peck stated that 20 property owners expressed interest in this. He stated that they need to trim this number down to 3-4 for the study. He

stated that there is a significant incentive for the Town, in addition to providing housing for people who work locally. This legislation gives the Town much more jurisdiction in authority and more discretion with regard to design. The consultant is looking to work with this Board in terms of coming up with Design Guidelines for this Regulation. The Zoning Commission would also like to work with the Design Review Board and the Planning Commission regarding this Regulation.

Mr. Peck stated that many people are concerned with the amount of density. He stated that there is an upcoming seminar in Hartford regarding density. He stated that he will be passing along more information regarding this.

Mr. Peck stated that Concord Square Planning and Development, who is out of Boston, is the consultant.

#### Charrette Subcommittee Update

Mr. Peck stated that the revised Charrette proposal has been sent back to the consultants. Two of the consultants have already agreed to revise their proposals. He stated that there is currently \$52,300 available for the Town Center Charrette. He will be hearing tomorrow if the Town will receive a grant. He stated that there is also another grant that is pending. Mr. Peck stated that the consultant's revised proposals will come back to the Town reflecting a level of service that is based upon a level of money that is available.

#### VI. CORRESPONDENCE

There were none.

#### VII. STAFF REPORTS

There were none.

#### VIII. APPROVAL OF MINUTES of March 10, 2009 Regular Meeting and March 10, 2009 Joint Meeting

Commissioner Schoenhardt made a motion to approve the March 10, 2009 regular meeting minutes as written. Commissioner Gardner seconded the motion, which was approved. Commissioners Naccarato and Stephenson abstained.

Commissioner Carroll made a motion to approve the March 10, 2009 joint meeting minutes as written. Commissioner Gardner seconded the motion, which was approved. Commissioners Naccarato, Bond and Stephenson abstained.

IX. ADJOURNMENT

Commissioner Drapelick made a motion to adjourn the meeting at 6:56 p.m. Commissioner Stephenson seconded the motion, which was unanimously approved.