

From: Lois Laczko April 27, 2011 4:06:33 PM  
Subject: Design Review Board Minutes 04/12/2011 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

ADOPTED

DESIGN REVIEW BOARD MINUTES  
APRIL 12, 2011  
REGULAR MEETING

I. CALL TO ORDER

Emil Dahlquist, Chairman, called the Design Review Board to order at 5:30 p.m. in the Main Meeting Room of the Simsbury Town Offices. The following members and alternates were present: Kevin Gray, William Gardner, Richard Schoenhardt, Charles Stephenson, John Stewart, Mark Naccarato, John Carroll and Rita Bond. Also in attendance were Hiram Peck, Director of Planning, Richard Sawitzke, Town Engineer, and other interested parties.

II. APPOINTMENT OF ALTERNATES

None

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Yunan Jiang, Yunan's Accents, Owner, for Signage on property located at Yunan's Accents, 552 Hopmeadow Street. B-1 Zone

Yunan Jiang spoke on behalf of her application. She said that she recently opened her shop at 552 Hopmeadow Street for interior design and decoration. She would like to replace the current sign located on the post in the front of the property with a slightly larger sign so customers will be able to read it from the road. She said that the square footage of the post sign is 11.38. Ms. Jiang would like to also place a rectangular shaped sign onto her building that will be approximately 12 square feet in size. She will still be compliant with the signage requirement at this property. The total maximum requirement is 24-square feet. The sign on the building will be located between the second and third floor. There is a currently a basket in the location that is used for flowers during the summer, but she will remove the basket so the wall sign can be placed in that spot.

Ms. Jiang told the Design Review Board members that she designed the sign herself. They should have received copies of this with their meeting packet. She said that the sign company could not come out with the beige color in the background. She did not want white background as the building is white, and she wants to give the sign a warmer background color. Ms. Jiang also explained that under the store name she has placed a fleur-de-lis logo image and also a few words describing her type of business.

Ms. Jiang said that she wants to replace the post sign as the writing is too not legible from the road. Instead of having the sign say Yunan's Accents, she would like to replace the wording with a logo such as a Ya with some scrolling on it. She would also place some wording next to fleur-de-lis bullets (furnishing, consulting, décor, gift). She feels that this type of sign would be much easier for people to read from the street as it would not be too busy.

Commissioner Schoenhardt said he thought the sign that is proposed for the building is effective and attractive, but the sign that is proposed for the sign post is not effective, and does not have the quality that Ms. Jiang is proposing for the wall sign. He felt that she should rethink the post sign. He felt that the quality, the graphics, and the listing of the four different items will make the post sign unreadable to anyone passing by. He asked her to simplify by making it more like the wall sign.

Commissioner Stephenson said that the building is very handsome and inviting, but his concern is that any sign that they approve to be placed on this building is there forever, for any future owner to use. He does not feel that this is in keeping with that façade. Commissioner Stephenson said that he feels if the street (freestanding) sign was more effective in its graphics in terms of size, point size of the letters and how it is set up that it would accomplish everything that Ms. Jiang is looking for in terms of recognition of the building. There would not be any reason to have a sign placed on the building. Commissioner Stephenson read a segment of the Design Guidelines which states "avoid repetitious signage information on the same building frontage regardless of the sign area allowed in the zoning regulations".

Ms. Jiang said that the main reason for the sign request is that if you are driving from the town hall direction south, because of the curb and also that her building is kind of tucked in, people do not notice any signage. If you are driving from the south to the north along Route 10 there are a couple of large trees in between her lot and the next lot (Simsmore Square). Her building is not seen until you pass the trees, and then it is too late for anyone to recognize the current small sign. All that she wants is a sign on the building to tell people that this is not residential, but a business.

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Commissioner Stewart said that he feels, from her description, that a street sign would serve her purposes greater because of the visibility from both the north and southbound traffic. Ms. Jiang said that she feels that the current street sign is not clear, and with nothing on the building it is difficult to find her business. Commissioner Stewart told her that she did a really nice job last year when she redid the front entrance. It is a nice enhancement to the building, which is a very attractive building. He said that a sign out by the street where people can more readily see it, along with improved graphics and fonts, might serve the purpose to identify the property better than a sign placed on the building.

Mr. Peck said that the applicant has tried to get other people to help her design the sign, but is sort of frustrated by the help she is getting. Any input that the Board can give her along those lines would most likely help her as she is struggling with the design shown here. He said that he does not know how locked in Ms. Jiang is to the proposed sign as opposed to the current sign.

Chairman Dahlquist asked Ms. Jiang, after hearing some of the comments made by the Commissioners, if she would reconsider her proposal rather than have the Board come to a vote this evening. She said that she would like to put more information on the sign than just the store name, so people know what she is about. Chairman Dahlquist said that it is up to her to come up with the information that she wants on the sign, but he did say that if she puts too much on the sign they will discourage that, as too much might encroach on advertising.

Commissioner Naccarato said that he feels she should avoid having the two signs, and to really focus primarily on the street sign. He said to concentrate on the graphic design and the size of the sign so that it does convey the information she wants and is readable from the street.

Chairman Dahlquist told Ms. Jiang that she is hearing the consensus of the board and that he would rather not take this to a vote this evening if she is willing to redesign the street sign. He said for her to use the same quality level in terms of design, simplicity and format (on a slightly larger free standing sign) using the pole that is already there.

Commissioner Gardner asked Ms. Jiang if she had spoken to a graphic designer on creating the sign that she wants. Ms. Jiang said that the cost

of the re-design is very expensive. If she just has a board on the building, it is much less expensive. Commissioner Gardner asked her what the design is that she really wants to have, and if she has a good graphics designer who can put the image together that she wants into a sign that makes some sense in her location. Ms. Jiang said that in the beginning she used a graphic designer, but the company did a lousy job. The sign company came back with just a simple blue and white design, which she was not happy with. Ms. Jiang said that she needs a little bit more fancy stuff because of her type of business.

Commissioner Stewart said that the tan is a good way to go because of the contrast. He suggested that she go to some sign company and tell them that this is her sign and these are the colors she would like to have on the sign. He also said that she may spend a little more money up front than she had anticipated doing, but the benefit she would derive from having a good quality sign that catches the eyes of people passing by is going to give her what she is looking for. Commissioner Stewart said that the name and accents really does work nice together. Anyone who sees it going by will remember that.

It was also suggested that she leave the house number on the new sign as well.

Chairman Dahlquist asked Ms. Jiang if she is willing to come back again soon with a redesign. She will return to the next meeting. No action was taken on this application.

b. Application of Marshall Epstein, Rosedale Farm, Owner, for a Site Plan Amendment for construction of a barn behind the existing Rosedale sales barn on property located at 25 East Weatogue Street. R-40 Zone

Chairman Dahlquist and Commissioner Stephenson recused themselves from this agenda item.

Marshall Epstein, Owner of Rosedale Farms, spoke on behalf of this application. John Kozłowski, Vineyard and Farm Manager of Rosedale Farms, was also at the meeting to answer any questions. Mr. Epstein said that they are trying to build a new building that will be located northwest of the original building. They received approval recently from the Historic District Commission, and they also have a memo from Dick Davis of the Simsbury Land Trust approving the proposed building. Mr. Epstein showed drawings of what the buildings will actually look.

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Commissioner Gray asked if this new building was just going to be the manufacturing part, not sales. Mr. Epstein said that there will not be any sales out of this building. There will be an accessible bathroom to serve the public who visit the farm stand and also a lab located in this building as there is a lot of chemistry that goes into the production of wine. Mr. Epstein said that there will also be a tank room, cold room, and work space. He said that when the grapes are ready and need to be prepped and crushed it would be great to be able to do the work inside, as at this time they work on a pad outside, and in any kind of weather.

A Commissioner asked about the decision on the location of the new barn. Mr. Kozlowski said that they took into account that there is an existing concrete press pad right behind the farm stand barn, which they still want to be able to utilize. It will be an apron to tie the buildings together, and they can still use the pad as an outdoor workspace. Also, he showed on the plan what they needed to avoid, such as some water that is located in one spot, a small storage shed in another spot, and also a tree that would be in the way. He said that it was pretty much a design decision to place the barn in the location shown on the plan.

Commissioner Gray and the Commissioners discussed the following:

- Site Work in Relationship to the Natural Environment – All comfortable with this
- Relationship to the Community

Ms. Bond asked if this building would be used for wine tasting or tours. Mr. Epstein said this would be just production.

- Circulation – Vehicular and Pedestrian – No Issues
- Off Street Parking – Does not apply
- Public Spaces – Does not apply
- Landscape and Street Tree Plan – Does not apply
- Exterior Site Lighting –

Commissioner Gray asked if there was any lighting on the building. Mr. Epstein said that there is one light on the eleven-foot overhead door (southside of the door).

- Streetscape Component – Does not apply
- Architecture in Relationship to the Site – No Issues
- Historic Resources – Historic District Commission already Approved
- Form and Space – Does the building forms and surrounding spaces reflect continuity of density, streetscape rhythm, yard setbacks, and community character. - No Issues
- Scale, Massing and Proportion – No Issues
- Rooflines, Facades and Entrances

Commissioner Gary asked what the overhead door is made of. Mr. Epstein said that it will be an insulated metal door. The roof will be the same as what is on the existing barn.

- Materials, Color and Surface Texture – No Issues
- Equipment and Service Areas – Does not apply
- Signage – No Signage

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Commissioner Stewart made the motion that, regarding the application of Marshall Epstein, Rosedale Farm, Owner, for a Site Plan Amendment for construction of a barn behind the existing Rosedale sales barn on property located at 25 East Weatogue Street, the following referral be made to the Zoning Commission: The Design Review Board finds the application in its current form generally consistent with the Guidelines for Community Design and recommends approval as presented on a series of drawings that were in the packet referencing application number 11-07 consisting of site plans, building plans and elevations referenced as Preliminary Design New Winery Barn Rosedale Farms and Vineyard, East Weatogue Street, Simsbury, CT, prepared by Dahlquist Architects, 30 March, 2011. The motion was seconded by Commissioner Gardner and passed unanimously.

As a design consideration, Commission Gray said that the Design Review Board recommends wooden window frames.

Chairman Dahlquist and Commissioner Stephenson returned to the meeting.

c. Application of the Town of Simsbury, Owner, Gerald Toner, Director of Parks and Recreation, Agent, for a Sign for Schultz Park, Hopmeadow Street. SCZB

Gerald Toner, Director of Parks and Recreation, spoke on behalf of this application. He said that for the past two years there has been a committee of volunteers that have been helping with getting Shultz Park a little more welcoming. They want to get it to the point that people will want to use it. The committee has done a lot of pruning, taking the old stage down, done some work on the walks, and also worked with an Eagle Scout candidate for new benches. Mr. Toner said that the work is going in the right direction, but a big part of this from the committees stand point was to get a sign there that would show it is a public park. Mr. Toner said that Dean Johnson, a member of the committee, did the sketch for the boulder sign. A boulder was found at Simsbury Farms, and has now been placed on site at Schultz Park.

Chairman Dahlquist asked Mr. Toner if he is asking for a decision just on the rock with an engraved inscription. Mr. Peck said that what should be also noted is that the gazebo does not need any signage. Mr. Toner said that one of the things that the committee has talked about is trying to make the site welcoming to people on bikes. At some point, there may be some signage in keeping with letting people know that we are a bike friendly community. Also, Mr. Toner said that there is a new water fountain, and eventually there will be a new bike rack and also new trash receptacles. Chairman Dahlquist asked if they were going to illuminate the sign. Mr. Toner said not at this time.

Commissioner Bond said that some of the trees at the site are really rare and unusual. She wondered if there would be anything labeling the trees. Mr. Toner said that the committee has talked about identifying the trees. A decision has not been made.

Commissioner Stewart made the motion that, regarding the Application of the Town of Simsbury, Owner, Gerald Toner, Director of Parks and Recreation, Agent, for a Site Plan Amendment for a memorial to be placed at Schultz Park, on property located on Hopmeadow Street, the following referral be made to the Zoning Commission: The Design Review Board finds the application in its current form generally consistent with the Guidelines for Community Design and recommends approval in its current form as presented on the elevation drawing prepared by Dean Johnson, Landscape Architect, dated 12.03.09, and two photographs. The motion was seconded by Commissioner Gardner and passed unanimously.

#### IV. INFORMAL PRESENTATIONS BY RICHARD SAWITZKE

##### 1. Simsbury Farms Building Renovation

Mark Hopper, Associate Principle, Fletcher Thompson was at the meeting to discuss this item. He said that they started out on this project by doing a needs assessment study for all of the recreational facilities at Simsbury Farms. As an outcome of the assessment study, they have been contracted to get into more detailed work on the pool building. He said that they have been at it since 2009 and it has gone thru a couple of gyrations as they have refined, budgeted, and estimated, and they finally have a lock down on the project where they have a scope that meets the town budget. Mr. Hopper said that the building is close to 40-years old. The original building was a seasonal structure only being utilized in the summer months. Over the 40-years that it has been in operation the programs and use of the building has changed significantly. This building is now used all year round. Mr. Hopper said that the facility structure does not meet its current needs and current uses. This was also built and designed in a time where

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they did not worry about things such as handicap accessibility, energy consumption, and energy conscious design. The industry has changed over the past 40-years. He said that with this project they are looking towards this building being pretty much a transition between the improvements at the golf club house and the aesthetics' of the existing rink building.

Mr. Hopper showed the Design Review Board an overall site plan. The project involves additions and internal interior renovations to the main pool building. There will be a complete up-grade of all of the building systems from envelope as a system to mechanical electrical plumbing. They will completely replace all of the exterior windows and also there will be a new roof. The exterior siding will be replaced, and the building will be insulated to today's standards. Mr. Hopper said that there will be some minor site work involved just to be able to create the foot print pad for the addition. The main entry drive that passes by the main entrance of this building will be adjusted slightly so that they can create some room. There also will be some pretty significant work done at the pool deck area. The pool deck size will be increased. He also showed on a plan a new



circulation plan for around the building.

Mr. Hopper showed on a plan new construction areas. The lower level areas of new construction are the infill of the alley way of the rink building for additional team rooms, and also a new rink pavilion that is between the two buildings. This will work well with the circulation pattern and also is located as a wind block for the alley way. Mr. Hopper said at the main level there will be interior renovation. There is a lot of re-configuration of creating men's and women's locker rooms, a family locker room, and supporting facilities for toilets and showers. All of the facilities are handicapped accessible. Mr. Hopper explained to the Board that the rust color on the plan shows the areas of new additions. This shows the demarcation of old versus new work. He said that there is also an elevator that is tucked into the building adjacent to the staircase that connects the two floors.

Mr. Hopper showed exterior elevations explaining that existing is shown up above, and the proposed new work is shown down below. The entire exterior envelope will be upgraded. There will be new roof shingles and they are anticipating using the similar product that is on the golf course clubhouse. It is an architectural shingle that looks like a slate line shingle. The exterior siding will be replaced as well. He said that there is vertical wood siding that will be removed and replaced with side wall shingles. They also would like to integrate some of the elements of the rink building. There is a small piece of split face concrete block that creates a base course, provides some screen walls as well as some pilasters that helps support the structure of the new roof that is at the corner of the building.

Mr. Hopper said that on the back of the pool side all of the exterior stairs and railings will be compliant with the codes that have changed during the life span of the building.

Chairman Dahlquist said that this is an informal presentation and asked Mr. Hopper if he was looking for some feedback. Mr. Hopper responded yes. Chairman Dahlquist said that in working with that existing building some of the additions, in a lot of ways, balance nicely with what is there. The radial approach on the front looks good in encouraging a particular pattern of circulation around the building. He also said that the choices of materials are great in trying to unify this building with some of the others on the site. A Commissioner asked if part of the site work is getting rid of the split rail fence out front. Mr. Hopper responded yes.

Mr. Hopper said that when they come back for a formal presentation, since they are utilizing and replicating materials that are up there, he asked if the DRB would want to see actual materials for that presentation. Chairman

Dahlquist said yes, they would like to have something that can go in the record in terms of what is approved.

Commissioner Stephenson questioned the free standing columns that go around the building. He said that he likes the concept in general, but asked Mr. Hopper how they decided on that shape, and asked if they had studied any other shapes. Mr. Hopper said that the construction type of the existing building is interesting where it is kind of a hybrid of a couple of different systems. He said that predominately he would call it post and beam, but there is also integration of some structural elements and pre-cast concrete floor panels in there. When they looked at this addition they looked very heavily towards the post and beam to continue that theme so everything kind of radiates off of a small circle where the structure radiates for the new addition from. There is a number of major timber framing points that come off of that radius point.

Chairman Dahlquist asked Mr. Hopper when they plan to move forward on this. Mr. Hopper said that they hope to come back to this Board in two weeks.

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## 2. Simsbury Public Library / Boy Scout Hall Drive and Walk

Richard Sawitzke, Town Engineer, spoke on behalf of this item. He said that he is here to discuss a vehicle and pedestrian crossing that would connect to the Simsbury Public Library and Boy Scout Hall. There would be a crossing drive and a sidewalk along with lighting and landscaping. The purpose of this is to provide access, and also some additional parking spaces. He said that potentially there could be an access to the intersection at Drake Hill and Hopmeadow Street.

Mr. Sawitzke said that this proposal had originally been part of the Library plan from several years ago. The crossing and drive are actually an alternative to that project, as at that time there had been some concerns that adequate funding would not be able to pay for everything so they had an add alternate. He said that as the Library project was completed they found that they did have additional funds left, and the Friends of the Library have offered to contribute some additional funds to finish the work. They have looked at several alternatives, and have actually now revised the original plans. There had been a simple drive crossing with a foot bridge option, and also a drive / pedestrian crossing option. The Library Board considered those options over several meetings, and decided that the most functional option would come from the combination of a drive

and walk crossing (showed on plan). He said that they have incorporated a number of features into the project. There are textured crosswalks, and textured approaches at each end of the drive. The side walk will be lit with the type of lighting that picks up the theme that is presently at the Library.

Commissioner Gray asked Mr. Sawitzke if he had talked to First Church about using their driveway, as he had heard that they were opposed to this. Mr. Sawitzke said that this was interesting news to him as the First Church has been involved in this before the Library was, and were anxious to get access. Commissioner Gray asked if a walk way would work instead of the drive. Mr. Sawitzke said that the thinking, on the part of the Library, was that a drive would get a lot better circulation. If people are searching for a parking space, and there is not one, they are going to have to interact with the Hopmeadow Street traffic. This drive access plan provides a good access. Commissioner Gray said that this drive plan also gives them access to West Street, which is why the church is opposed. Mr. Sawitzke said that he has talked to the church quite a bit about this, and expects that they will need to do some type of control. This would primarily be an issue while the nursery school is operating. Chairman Dahlquist asked if by control he means some sort of blockade. Mr. Sawitzke said that either by an automated gate, chain or signage.

Mr. Sawitzke said that they have a heavy landscape component. They have identified all the really nice specimen trees on the site. There are a number of impressive oaks and beeches. There is also a level plateau where there are really no trees until you come to the crossing where there are several pine trees. He said if you look carefully at those pine trees, there are some that are dead, and the others are your classic 40-foot pines with branches on the top. They are taking out the pines in that vicinity, and also one maple and one oak tree will be removed. Mr. Sawitzke said that there has been some discussion about creating a pond, so they have stayed well back of the stream channel and well back of the lower area that could be developed into a pond in the future.

Mr. Sawitzke said that the design of the crossing picked up the same brick wall style that is located along the southerly edge of the present library parking lot. The same brick type and style will be in a couple of columns at each end to add a little variety.

Commissioner Gardner asked if this is going to be a bridge, walkway or driveway? Mr. Sawitzke said that this will be an 18-foot drive with a 5-foot walk. Commissioner Gardner said that parking can be reached by either from the church to the Library or vise-versa. Mr. Sawitzke responded that this is correct.

A Commissioner asked how many extra parking spaces would there be. Mr. Sawitzke said that they will pick up ten additional parking spaces assuming that they would never use the church's parking spaces.

Mr. Sawitzke explained that this is a very unusual site. Scout Hall does not have any frontage on Hopmeadow Street. He showed the property line to Scout Hall on the plan.

Chairman Dahlquist said that no action will be taken on this item as it is an informal item.

#### V. DISCUSSION

- Draft: Proposed Addition of DRB to Chapter 7 of the Simsbury Town Charter

None

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#### VI. CORRESPONDENCE

None

#### VII. STAFF REPORTS

None

#### VIII. APPROVAL OF MINUTES of February 8, 2011, March 22, 2011 and March 29, 2011

Commissioner Gray moved to approve the minutes of February 8, 2011 as presented. The motion was seconded by Commissioner Stephenson and passed with a 3-0-6 vote. In favor were Gray, Stephenson and Dahlquist. There were six abstentions – Gardner, Stewart, Schoenhardt, Naccarato, Bond, and Carroll.

Commissioner Gardner moved to approve the minutes of March 22, 2011 as presented. The motion was seconded by Commissioner Stewart and passed with a 6-0-2 vote. In favor were Gardner, Schoenhardt, Stewart, Bond, Carroll, and Dahlquist. There were two abstentions – Stephenson and Gray.

Commissioner Stephenson moved to approve the minutes of March 29, 2011 as

presented. The motion was seconded by Commissioner Bond and passed with a 5-0-3 vote. In favor were Stephenson, Bond, Schoenhardt, Carroll and Dahlquist. There were three abstentions – Gardner, Gray and Naccarato.

IX. ADJOURNMENT

Commissioner Gardner moved to adjourn the meeting at 7:00 p.m. The motion was seconded by Commissioner Gray and passed unanimously.

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Kevin Gray, Secretary