

From: Lois Laczko May 13, 2010 1:23:30 PM
Subject: Design Review Board Minutes 04/27/2010 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
April 27, 2010
Regular Meeting

I. CALL TO ORDER

Chairman Dahlquist called the meeting to order at 5:30 PM in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Kevin Gray, Rick Schoenhardt, Charles Stephenson, Rita Bond, William Gardner, Mark Naccarato, Anthony Drapelick, and John Carroll. Also present was Howard Beach, Zoning Enforcement Officer.

II. APPOINTMENT OF ALTERNATES

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

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of the Town of Simsbury, Owner, Terri-Ann Hahn, LADA, P.C. Land Planners, Agent, for a Special Exception pursuant to Article Ten, Section C.6 of the Simsbury Zoning Regulations for a permanent sign for identification or public purposes on property located at Simsbury High School, 34 Farms Village Road. R-40 Zone

Commissioner Bond questioned if she should recuse herself from this discussion because she is a part time employee at the Simsbury High School. The Board members felt that it would be fine for Commissioner Bond to sit on the Board for this application.

Ms. Hahn, LADA, stated that this is an application for a sign at Simsbury High School. The High School has not had a sign for some time. She stated that it was complicated to decide where the sign should go because of the layout of the site which drops in elevation in several places. There were also site line issues to consider. Ms. Hahn stated that they felt that the

best location for the proposed sign would be toward the secondary access to the school; this is a relatively flat area.

Ms. Hahn stated that the materials for the proposed sign are consistent with the school building and also the gateway signs. The base of the sign is brownstone and the brick matches the school building. The sign will have raised letters and a Trojan logo.

Commissioner Drapelick questioned if the applicant considered not using brownstone on the sign. Ms. Hahn stated that this was considered and they would be fine with not using any brownstone.

Chairman Dahlquist stated that this sign seems to face only one direction. He questioned how the school would be identified for people traveling in the other direction. Mr. Holden stated that there is also signage near the main entrance on the building, which can be seen from the other direction; this signage would be staying on the building. Commissioner Stephenson stated that most of the traffic comes from that direction toward the proposed sign; there is far less traffic coming from the other direction.

Commissioner Gray questioned if there was any lighting associated with this application. Ms. Hahn stated that there would be three ground mounted lights.

Chairman Dahlquist questioned if there were any zoning issues associated with this application. Mr. Beach stated that there were not; there are no issues with the location or the square footage.

Chairman Dahlquist questioned if there would be any landscaping around the sign. Ms. Hahn stated that there would be only lawn around the sign.

Commissioner Schoenhardt stated that he likes the design of the sign, although he questioned if the columns at either end of the sign should be the same height. Mrs. Hahn stated that the shorter column is because of the site line; it cannot be as high as the other column. She feels that the taller column anchors the sign, but it would also work if they were the same shorter height. Commissioner Schoenhardt felt that the sign should have the same size columns. Commissioner Stephenson stated he feels the sign would work either way.

Commissioner Drapelick questioned if the applicant was concerned that people will think this is the entrance to the High School because of the location of the sign. Ms. Hahn stated that there is a concern, although they feel that this will be fine. There are also "no enter" signs at this driveway and this proposed sign is passed the driveway.

Regarding the design, Commissioner Drapelick stated that so much in the Town uses brownstone. He feels that the brownstone should be eliminated. Commissioner Stephenson stated that the brownstone ties into the Town and gives this sign an advantage. Chairman Dahlquist agreed. Commissioner Bond stated her concern regarding the higher pillar being a hazard. She feels that they should be the same size. Commissioner Naccarato agreed. Chairman Dahlquist questioned if the difference in height of the pillars would be a distinction or if it would be misleading. Commissioner Stephenson stated that if this is how the designer designed the sign, with the columns different heights, he would not vote against it.

Chairman Dahlquist stated that the Board typically asks that an identification number be placed on the sign, although it may not be significant for this application. The Board agreed.

Regarding the location of the proposed sign, Mr. Sullivan, Principal of Simsbury High School, stated that the topography is tough on this site. They have spent a great deal of time regarding the placement for this sign. The original hope was to find a location at the other entrance, although this could not be done because of the site lines.

Commissioner Stephenson made a motion that, regarding the application of the Town of Simsbury, Owner, Terri-Ann Hahn, LADA, P.C. Land Planners, Agent, for a Special Exception pursuant to Article Ten, Section C.6 of the Simsbury Zoning Regulations for a permanent sign for identification or public purposes on property located at Simsbury High School, 34 Farms Village Road, 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 S1-S4, Option 2, dated 3/31/2010. Commissioner Gardner seconded the motion, which was unanimously approved.

IV. DISCUSSION

Town Center Form-Based Code Content

Chairman Dahlquist stated that Code Studio will be coming back to Simsbury tomorrow night with a presentation of the draft Code. The public will be allowed to speak at this meeting. If Code Studio decides it is needed, they may have one more draft. Chairman Dahlquist encouraged the Board members to attend this meeting.

Mr. Beach stated that Code Studio will be back for a final presentation, and hopefully back for workshops after that. The issue regarding whether or not they will return depends on if the Town can get the funding.

Status of the Incentive Housing Zone Study (Design Standards)

Chairman Dahlquist stated that Mr. Peck is working on the architectural standards for the Incentive Housing Zone. Mr. Beach stated that the program has been on hold at the State level. There are currently three applications pending with the State.

Planned Area Development (PAD)

Chairman Dahlquist stated that the Zoning Commission will hold a meeting next Monday at Eno Memorial Hall. At their last meeting, there was a motion made to continue the public hearing and that by a vote of 4-2, the Commission wanted to hear more about the content of the Plan of Conservation and Development with regard to how it dealt with the special areas in the northern and southern gateways.

Commissioner Carroll stated that since he has moved to this Town in the 1960's, the Land Use Commissions and the leadership of Simsbury have done an exceptional job in dealing with what the Town is today. He feels that the mistrust that he hears from a small group of people does not sit well with him.

Commissioner Gardner stated that he feels that people are not as trusting because of the things that occurred regarding the south end of Town and how things were presented to the residents.

V. CORRESPONDENCE

There were none.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of April 13, 2010 meeting

Commissioner Gray made a motion to approve the April 13, 2010 minutes as written. Commissioner Schoenhardt seconded the motion, which was approved. Commissioners Naccarato, Drapelick and Gardner abstained.

VIII. ADJOURNMENT

Commissioner Gray made a motion to adjourn the meeting at 6:20 p.m. Commissioner Gardner seconded the motion, which was unanimously approved.

