

From: Lois Laczko May 19, 2009 10:23:03 AM  
Subject: Design Review Board Minutes 04/28/2009 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

ADOPTED

Design Review Board Minutes  
April 28, 2009  
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: William Gardner, Rick Schoenhardt, Anthony Drapelick, John Carroll, Kevin Gray and Mark Naccarato. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioner Carroll to serve in the absence of Commissioner Stephenson and Commissioner Drapelick to serve in the absence of Commissioner Stewart.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Kevin Kowalski, Simsbury Fire Marshal, to discuss proposed reconstruction of the Simsbury Fire House (main station) located on property at 871 Hopmeadow Street. SCZB Zone

Mr. Kowalski stated that he is here tonight representing the Fire District. He stated that this is the last modernization of the fire houses. This is the sixth and most important modernization because it is in the center of town and it is their headquarters and district office.

Mr. Kowalski stated that this proposal will have plenty of parking for the public. They are proposing a one-way traffic pattern around the fire house. The need to have drive-thru bays is very important so the fire trucks will not have to back in. The south section of the building will be for offices. Mr. Kowalski stated that the Frank Bradley Memorial, for fallen firefighters and firefighters who have passed away, will be

constructed in the front of the building. There is not currently a design for the memorial as of yet.

Mr. Kowalski stated that there is currently a storage facility in the rear of the site. There is also an existing maintenance facility, which they will be keeping because of the fixed items that are stored there. They are proposing to build another storage facility into the bank at the rear of the property. He feels that this building will blend in with the grounds around it.

Mr. Kowalski stated that the exterior of the building will have a Brownstone base at the bottom of the building. There will also be round windows, which other sites in the Center have. They are proposing a slate style roof and dormers, which are an important feature in order to let light into the lobby area. He stated that Engine One, which is an antique, will be on display in the lobby. Mr. Kowalski stated that there will be one main entrance into the building; there will not be a side entrance for public use.

Mr. Kowalski stated that the apparatus bay is set back a little more from the road so that the ladder truck can be pulled out without blocking the sidewalk. There is also a cupola, which he feels brings a nice consistent look to the building. The roof line has dormers, which is also a nice look. The bay has arched doors and they are proposing lighting fixtures to match the window.

Regarding the storage facility, Mr. Kowalski stated that they are proposing the building to sit into the bank in the rear of the property. There will be heat and electricity in the building and an open bay garage; there will not be any plumbing. He stated that the building will be well hidden and out of site from Hopmeadow Street. He also feels that this is very good use of the property.

Dale Cutler stated that the inspiration for this building included the Parish House and the Town Hall buildings. They are also proposing to use the same pallet of colors. He showed the Board members samples of the exterior materials. He stated that the brick they are proposing to use is similar to the library; the lower band will be a Brownstone-like material; the water table trim will be a cast stone product; the windows will be a brown color; and the exterior trim will be clad. He stated that this project will be very reminiscent of the Town Hall building. The overhead doors will be a prefinished metal, which will look like panel doors; they will be a burnt red color.

Commissioner Carroll stated his concerns regarding the maintenance building in the rear of the property not matching the other buildings on the property. Mr. Cutler stated that the Fire District will change the color

of that building to match the other buildings in the future when maintenance is done on that building.

Commissioner Gray stated his concerns regarding the elevation on the north side of the property. Mr. Kowalski stated that they will be putting a retaining wall on the north side with a type of guardrail. He stated that there is approximately a 2 foot elevation change in this area.

Regarding the site lighting, Mr. Cutler stated that they will be using a shoe-box type fixture; there will be 4 poles. There will also be two bollard lights in the front of the building. Chairman Dahlquist asked if there were any alternatives to the shoe-box fixture. Mr. Cutler stated that he is proposing this lighting because he wants the light to disappear; he does not want the lighting to be a design element. He does not want the lighting to compete with the street lighting. Mr. Cutler stated that they will also be bringing in an ornamental lamp post from another station that will be in the front of the building.

Mr. Kowalski stated that the traffic light in front of the station will probably not have to be moved, which is a very big cost savings to the Town.

Regarding the schedule, Mr. Kowalski stated that they will be before the Zoning Commission in the next several weeks. They will be moving the dispatch and administrative offices out of the main fire house on June 18th. They also have to move the telephone lines. Regarding the financial schedule, he stated that now is the best time to move forward with this project because of the cost factors. Because of the economic times, the estimates they have been getting are very favorable.

Commissioner Gardner stated that he does not like the cupolas. Mr. Cutler stated that the cupolas are there for several functions. They will help ventilate the attic and also the exhaust equipment.

Commissioner Naccarato stated that, in general, this is a well designed facility. He stated that he sees some similarities with this building and the library, which he feels was also a successful building. This site is extremely limited; he feels that the proposed design has been done well for such a small site. He did not have any major concerns.

Commissioner Gray suggested that they consider Simsbury lighting for their project.

Commissioner Schoenhardt stated that he does like the cupolas, although he recommended that they make them large enough so they will look right on the building.

Chairman Dahlquist stated that he agrees with all of these comments. He asked that Mr. Kowalski also give more detail to the entrance.

Mr. Peck stated that he feels this project was done well; the circulation is good. He is hopeful that the area for the monument will be similarly designed. Mr. Kowalski stated that he will be showing Town staff what the memorial will look like; this feature is very important to them.

Chairman Dahlquist questioned if there would be any signage on the building. Mr. Cutler stated that they are proposing metal letters on the front elevation of the building. The letters will be 8 inch lettering, possibly a brushed nickel. He stated also that they are currently developing a landscape plan.

Commissioner Gray made a motion that the Design Review Board finds this application generally consistent with the Guidelines for Community Design and recommends approval. It is the Design Review Board's understanding that the applicant will be back with a presentation for the memorial design and the landscape design. Commissioner Drapelick seconded the motion, which was unanimously approved.

As a design consideration, Chairman Dahlquist stated that one of the concerns on the Board was the use of shoe-box lights. The DRB has requested that the designer consider an alternative.

IV. INFORMAL PRESENTATION by David Bordonaro, President & CEO of McLean, to discuss preliminary design concepts for McLean located on property at 75 Great Pond Road. R-40 Zone.

Mr. Bordonaro, Chief Executive Officer of McLean, stated that this health center started more than 30 years ago through a trust from Senator McLean. The health center is a not-for-profit and continuum care facility. The McLean campus is handicapped accessible and they also have residential centered care. The continuum care serves 3,900 people annually. This facility has 182 beds, 67% of which is Medicaid. They serve 582 post acute care patients annually as well as 168 patients served annually through their hospice care program. Mr. Bordonaro stated that McLean's has a Meals on Wheels program that serves 28,000 meals annually. The homecare health services 1,280 patients annually. They also have an adult day care program and rehabilitation and wellness program.

Mr. Bordonaro stated that McLean would like to have a Continuing Care Retirement Community (CCRC). The CCRC model is prevalent around the country and has been proven successful. He stated that all current renters will remain. They will also be doing the project in phases for

limited risk. This project will need Town approvals as well as State approvals.

Mr. Bordonaro stated that Phase I has modest growth. They are proposing a 36 unit, new assisted living building and 16 units of single homes. This is what the market is demanding. For Phase II, they are proposing 24 additional individual housing units and an additional 12 assisted living units. They will also be focusing on the wellness and community space during this phase.

David McGill from SFCS, showed the Board members an aerial photograph, which depicted the current site, the entrance, emergency entrance and abutting properties. He stated that during Phase I, they are proposing cottages, which are single homes, and an assisted living building. They are proposing 36 assisted living units, 16 cottages, and renovations to the main building during this first phase. Mr. McGill stated that Phase II will consist of independent living apartments, possibly additional assisted living units, and more renovations to the main building.

Mr. McGill stated that there will be connectors from the McLean Home to the assisted living units and to the apartments. This will help to have year round access from building to building. Regarding architecture, he stated that elements on the existing buildings will be used on the proposed buildings. Several courtyards will be developed; they will be paying a great deal of attention to the landscaping element of this project. They will be using similar arches that are on the existing apartment buildings for the proposed apartment building. They will also need to play with the rooflines in order to give the buildings more of a vitality to the roof.

Chairman Dahlquist stated that overall, there does not look like there is a lot of parking for this project. Mr. Campbell, SFCS, stated that the national standard is one space per four residents. He stated that the biggest parking burden is for the staff and visitors. They will also be studying this regarding circulation. Mr. McGill discussed the traffic circulation patterns. He stated that the current parking lot is not full during the day. Although he is not sure of what the configuration will be for the traffic circulation, he showed the Board members several suggestions.

Mr. Bordonaro stated that there is a decreased need for employee parking because of the home health care employees and because of the advanced technologies; they do not need to come to the campus to get their paychecks and most reports and be submitted via the internet.

Chairman Dahlquist stated that the separation of vehicular and pedestrian traffic is something that the DRB will be looking at. This will be a

challenge for this project.

Chairman Dahlquist questioned how the architecture would be treated during the renovations. Mr. Campbell stated that there will not be any renovations to the exterior of the building.

Commissioner Schoenhardt stated that the only potential problem is the three-story building. He does not feel that this is consistent with the campus. He suggested looking at stepping down from three stories to two.

Attorney Donahue stated that the applicant will welcome any comments on an ongoing basis; they would appreciate any design input.

Chairman Dahlquist stated that this Board is interested in continuity within the whole site of materials, architecture and massing, so there is nowhere in the development that there is one piece of architecture that is different from everything else. He stated that they will also be interested in any exterior space that could be created as exterior rooms that would enhance the development.

Commissioner Gray stated that the circulation in the front of the development is not clear; he would like to see more detail on this as well as the separation of the staff and visitor parking and more on how they will be connecting the buildings.

## V. DISCUSSION

### Incentive Housing Zone Update

Mr. Peck stated that the consultant has done the first cut and has divided the properties into three levels. Properties in Level One could proceed, there are some issues with Level Two properties and Level Three properties will probably not make the cut. He stated that they will know which 3-6 properties will be in the study within the next week or two.

### Charrette Subcommittee Update

Mr. Peck stated that Code Studios was selected to do the Town Center Charrette. They should be getting the contract by next week, which will include the consultant's schedule.

## VI. CORRESPONDENCE

There were none.

## VII. STAFF REPORTS

There were none.

VIII. APPROVAL OF MINUTES of April 14, 2009 Regular Meeting

Commissioner Gray made a motion to approve the April 14, 2009 meeting minutes as written. Commissioner Carroll seconded the motion, which was approved. Commissioners Naccarato and Drapelick abstained.

IX. ADJOURNMENT

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