

From: Lois Laczko June 23, 2011 10:45:40 AM  
Subject: Design Review Board Minutes 05/10/2011 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

ADOPTED

DESIGN REVIEW BOARD MINUTES  
MAY 10, 2011  
REGULAR MEETING

I. CALL TO ORDER

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

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioner Bond to serve in the absence of Commissioner Stewart. He said that everybody participates in the discussion and voting this evening.

Chairman Dahlquist said that he and John Carroll would have to leave this meeting by 6:45 as there is a Charter Revision Commission meeting this evening at the Library. They will be presenting the letter that has been prepared and revised according to this Commission's comments from the last DRB meeting.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Spiro Markatos, Owner, Marc Lubetkin, Manager, Red Stone Pub, Agent, for a Site Plan Amendment to construct an 8-ft x 30-ft patio on property located at the Red Stone Pub, 10 Mall Way. SC-3 Zone

Marc Lubetkin, Manager and Partner, Red Stone Pub, spoke on behalf of this application. He said that they would like to construct a patio that would be 30-feet x 8-feet and located immediately in front of the Pub. There will be seating for 16 people (4 tables with 4 chairs each). Mr. Lubetkin said, in keeping with the historic nature of the building, they do not want to

put up a fence, so they are going to put up horse head hitching posts with the rings and a black chain between them. The hitching posts will be set in concrete so they can act kind of like bollards so that when a car pulls up it does not skip over the walkway.

Chairman Dahlquist asked if he has a property line, as such. Mr. Lubetkin showed them a drawing showing the location of the pub on the property. Chairman Dahlquist asked him what his limitations are as to what he can do on his particular parcel area. Mr. Lubetkin said that the landlord just wants the site to keep growing as it has been growing, and is happy with what he has done. He said that in his lease it is stated that he is allowed to take care of the landscaping, if he so desires, for the entire building.

A Commissioner asked if a chain meets the alcohol regulation. Mr. Lubetkin said that alcohol relies on the Town. The State Alcohol Commission does not require a fence, they require a perimeter. He said that Mr. Peck said this was okay as long as there is something that delineates the space of consumption.

Chairman Dahlquist said that the major thing under consideration is the amount of area available. Commissioner Stephenson said that as it is currently drawn his concern is that this is more like having a tailgate drink than anything else because the hood of the car is basically at the patio. He did commend Mr. Lubetkin on the idea of the bollards, but he thinks he has the opportunity to do something a little bolder and a lot more exciting for the business and the courtyard. Commissioner Stephenson asked if he had considered seeing if he could eliminate the three parking spaces in front and then expand the patio out. Mr. Lubetkin said that he had talked to town staff about parking restrictions. He said that he does not want to take up spaces, but the landlord has not fixed up the parking lot in a long time. Mr. Lubetkin said that he is in the process of having the lot re-paved himself. Lines will be put in, and immediately in front of the first table location will be the handicap parking space. There will only be two cars parking in front of the whole patio. There is also a 3-foot walkway between the bollards and the cars. Commissioner Stephenson said that the outside patio is an exciting idea, but he feels that it should be larger and bolder. As it becomes bolder Mr. Lubetkin would have the opportunity to have enough space to be able to define it a little nicer, softer, and introduce some landscaping to his benefit, and also to the benefit to the Courtyard. Mr. Lubetkin said that he would have liked to take some of the red stone, which they took down from a separated wall, and build a beautiful red stone barrier wall all the way around and have twenty tables out there, but at this time they are not financed to the point where they can do more than four tables on an 8-ft x 30-ft space. Chairman Dahlquist asked if had spoken to his neighbors. Mr. Lubetkin said that they do not want him to sacrifice parking at this point, but all are on board

with the proposed patio.

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Chairman Dahlquist said that one of the issues is that you have a three foot sidewalk, but you are going to lose 18-inches to two-feet to the front of the cars when their wheels hit the curb. He said that he might want to put in wheel stops. It is in the Design Guide Lines not to use them because they are a hazard, unless it is absolutely necessary. Mr. Lubetkin said, if it is okay with the Design Review Board, he would see how it goes. If cars are well behaved, there will not be an issue and if cars are not, he will come back before this Board and ask if they can put in barriers. Chairman Dahlquist said that this also could be a safety issue.

A Commissioner asked Mr. Lubetkin about lighting. Mr. Lubetkin said that the lighting they have now is a light post that needs to go back up, which had been taken out by the snow removal. There is also an existing light that was already approved by this Board, a double side light, and also a light that fell off the building because of snow damage this winter. That light that fell off the building will be going back up. Mr. Lubetkin said that he would also like to put an outlet outside and run Christmas lights around the chains.

A Commissioner asked if Mr. Lubetkin would be doing anything with landscape changes. Mr. Lubetkin said that at this time there is only one plant left that is any good. All the other plants died because of the snow. He would like to put in either an antique brick look, or pavers depending on the price. They will match the building. Mr. Lubetkin said that once the chain and the patio is in, he may place flower boxes, but first he wants to see what it looks like.

A Commissioner expressed concern on the 8-foot dimension being problematic in terms of clearance and walking around chairs especially if people that have their chair out a little bit. Chairman Dahlquist asked about the size of the serving lane. Mr. Lubetkin said that he has full approval from the Health Department. A Commissioner asked if he was going to have umbrellas. Mr. Lubetkin said no as the pub is located on the east side of the building and do not open until 5:00 p.m. He said that they are open until 10:00 p.m. during the week and 11:00 p.m. on the weekend, but are a little bit flexible on the closing time.

Chairman Dahlquist said that they have reviewed this application for

completeness and find it complete. They have reviewed this application for conformance to the Guidelines for Community Design and find it satisfies the following:

#### SITEWORK:

- Relationship to the Natural Environment – The development is designed in an ecologically responsible manner and the development recognizes the site context and character of the land, and is designed with it and within it.
- Relationship to the Community – The site plan maintains pre-existing variety by patterning its design on its cultural and historic context.
- Circulation – The site design provides vehicles and pedestrians with a safe, logical approach and entry to all site use areas and buildings. A Commissioner said that he does not believe that there is enough clearance and circulation around the tables and the parking. Chairman Dahlquist said that he agrees with that. Equal importance is given to the pedestrian as to the vehicle in terms of comfort and access. Chairman Dahlquist said that he has an issue even with the safety of the proximity of cars to the seating area.
- Off Street Parking – The parking is integrated into the design providing a positive rather than a dominating negative visual element. Chairman Dahlquist said that this is not applicable.
- Public Spaces – The site plan incorporates places (i.e. – plazas, courtyards parks, greenways, etc.) for outdoor social activity reinforcing community life. Chairman Dahlquist said that is okay.
- Landscape and Street Tree Plan – There is none.
- Exterior Site Lighting – The lighting is durable, functional and low maintenance avoiding glare and trespass. Yes. The lighting fixture/source presence (style, color, brightness, distribution pattern, etc.) is consistent with local character. The applicant is continuing on with what is there.
- Streetscape Components – The plan provides for pedestrian comfort and visual pleasure through the use of well-designed, durable, and useful amenities. Chairman Dahlquist said that would be the tables and lampposts. He thinks everything is in order.
- Architecture –

#### ARCHITECTURE:

- Relationship to the Site – They are not really making any changes.
- Historic Resources – Not Applicable
- Form and Space – Not Applicable

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- Scale, Massing and Proportion – Not Applicable
- Rooflines, Facades and Entrances – Not Applicable
- Materials, Color and Surface Texture – Chairman Dahlquist said that this would be the building materials on the ground. They are durable and functional – yes. The use of color and texture is reflective of local style and community character – yes.
- Equipment and Service Areas – Not an issue

#### SIGNAGE

- Not part of this application.

Chairman Dahlquist said that the only potential issue that has been brought up is whether they feel that there is sufficient space for the use as proposed for a series of tables, plus a service lane within the 8-foot strip. Also, the concern regarding the safety issue of cars pulling up right in front of the patio without any protection to the customers.

A Commissioner said that physically one can be accommodated there, but whether it will be a pleasant place to sit or not is questionable with cars sitting right in front of you. A Commissioner said at this point they are only talking about six posts being built, and if this is successful the patio can be expanded. This is the kind of stuff that they want to have down town.

Mr. Peck said that he hears what the Board is saying with regard to the walkway width and the proximity to the cars. The applicant might want to consider whether the parking spaces could be eliminated during the time the patio is being used. This would give the patrons some comfort with regard to having their drink or food basically 18 inches away from a car bumper. He also said the walkway should be widened a bit. The current walkway, as shown on the plan, overlaps a bit into the parking spaces. Maybe the pavers can be extended out and sort of replace that concrete walkway so that area would all be level.

Commissioner Gray made the motion, regarding the application of Spiro Markatos, Owner, Marc Lubetkin, Manager, Red Stone Pub, Agent, for a Site Plan Amendment to construct an 8-ft x 30-ft patio on property located at the Red Stone Pub, 10 Mall Way that the Design Review Board make the following referral to the Zoning Commission: The Design Review Board find this application substantially consistent with the intent and principles of the Guidelines for Community Design and the Simsbury Center Code and

recommends approval as presented. The motion was seconded by Commissioner Schoenhardt. The motion passed with an 8-1 Vote. Commissioners Dahlquist, Gray, Stephenson, Schoenhardt, Gardner, Carroll, Drapelick and Bond voted in favor. Commissioner Nacarrato voted nay.

Chairman Dahlquist said as design considerations, the Design Review Board fully supports the concept of putting a patio with outdoor seating in front of the Pub, however, some of the issues that were discussed that we felt were important are the various clearances, whether it is a serving clearance or a clearance between the vehicle and the patio area. One thought would be that perhaps the Zoning Commission would consider putting bollards or some similar type of barrier in the three parking spaces in front of the proposed patio area during business hours when the Red Stone Pub was in operation to eliminate cars using those spaces during those hours. Another solution would be to be sure that the pavers go from the building to the curb, and that they made the sidewalk on either side so that there are no hazards from a walking pedestrian standpoint. Also, in the future, should things work out for the owner that there perhaps could be some better configuration if those three parking spaces are eliminated, and perhaps the outdoor seating expanded in what is now occupied by those three spaces. That would be something that the DRB would support in the future.

b. Application of Thomas A. Schneider, Director of Finance & Operations, Ethel Walker School, Owner, Charlie Nyberg, Agent, for a Site Plan Amendment for a barn renovation at the Equestrian Center on property located at the Ethel Walker School, 231 Bushy Hill Road. R-40 Zone

Charlie Nyberg, Associated Architects, spoke on behalf of this application. He showed the Design Review Board a site plan of the property with the existing barn to the north and the riding rink to the south. There are other out buildings that balance the infill of the site. He said that they have been working with Ethel Walker School for a number of months, and will remove a portion of an existing addition that was done a number of years ago, not of a similar era to the remaining barn. They are taking off a couple of bays of that structure and providing for a new office. There will also be some construction to the rear of the barn. As part of the work, there will be some stalls added to the south side of the existing barn. He showed this area on the plan.

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Mr. Nyberg showed the Design Review Board elevation drawings. He said based

on the review of both the Fire Marshal and the Building Official they will be eliminating any of the second floor occupancy, which was presently a caretakers apartment for the barn. There will not be any second floor use. They also will be removing the fire escape that is very visible from Bushy Hill Road. This does not add any interest to the barn, but is there from a code practical standpoint if the apartment were to stay. He said that a chimney will be eliminated and a new high efficiency boiler system will be put in. Mr. Nyberg said that they are going to remove a portion of a lean-to that is currently the wash area for the horses and that will be moved to another location. He said that in the west side of the barn, in an area that will be coming down, they will be putting in a walk way for use for the mucking out of the stalls down at the backside of the barn, which will be away from the street. Mr. Nyberg showed the Board a plan of the lean-to addition for the stalls. There will be new windows for the horse stalls.

Mr. Nyberg said that all the colors will remain the same. They will also refresh with new wood siding matching the color of the barn and new shingles on the addition and reconstructed areas that will match what is already there. Chairman Dahlquist asked if they were using hardie plank siding. Mr. Nyberg said that for cost reasons they will not be using hardie plank siding. The hardie plank will not span as the wood will.

Thomas Schneider, Business Manager, Ethel Walker School, said that they are trying to respect the fact that this is an old dairy barn at the entrance of Simsbury. Chairman Dahlquist said that he likes the idea of keeping with a lot of the original forms and actually cleaning it out.

The Board continued their discussion with Mr. Nyberg and Mr. Schneider.

Commissioner Stephenson said that it is an excellent job. He thinks the improvements to the existing building are well done and consistent. Commissioner Bond said that she likes having the windows in the south side so people can see the horses as they drive by. She feels that this will be a really attractive element.

Commissioner Stephenson made the motion, regarding the application of Thomas A. Schneider, Director of Finance & Operations, Ethel Walker School, Owner, Charlie Nyberg, Agent, for a Site Plan Amendment for a barn renovation at the Equestrian Center on property located at the Ethel Walker School, 231 Bushy Hill Road that the Design Review Board make the following referral to the Zoning Commission: The Design Review Board find this application substantially consistent with the intent and principles of the Guidelines for Community Design and recommends approval as presented on the set of drawings entitled "Ethel Walker School Equestrian Center" with drawings C-1, A-1, A-B-2, B-1, A-1, & A-2 with various dates, but the drawings were received by Town of Simsbury on April 26, 2011. The motion

was seconded by Commissioner Gray. The motion passed with an 9-0 Vote. Commissioners Dahlquist, Gray, Stephenson, Schoenhardt, Gardner, Carroll, Drapelick, Bond and Nacarrato all voted in favor.

Chairman Dahlquist said as a design consideration, the applicants had indicated that they might substitute board siding in lieu of the hardie plank on the siding of the building. He said that whichever one they use would be consistent with the Design Guidelines.

c. Application of the Town of Simsbury, Owner, Richard L. Sawitzke, P.E., Agent, for a Site Plan Amendment to renovate, and add to, the main pool/rink building at Simsbury Farms on property located at the Simsbury Farms, 100 Old Farms Road. R-40 Zone

Mark Hopper, Fletcher Thompson, spoke on behalf of this application. He said that they had been in front of this Board informally a couple of weeks ago. He is now here for the formal presentation. Mr. Hopper said that he would highlight things that are different from the last time he was in front of the Design Review Board.

Mr. Hopper said, taking into consideration comments that were made at the informal meeting, they added a handicap walkway on the site plan by extending the existing handicap walkway. They are providing handicap accessibility at grade, and also there is handicap accessibility going into the building, and an elevator down. There will be two means of egress to get from parking to get to the rink level. Mr. Hopper said that there are no plan changes from the last time around. He showed a rendering of the exterior, which noted the materials. Also, he brought in a materials board, which shows the actual materials and colors. Mr. Hopper said that the pieces are a split face block at the base of the new addition. They are replacing all of the exterior siding and roofing. They are going to a red cedar shingle with a light gray stain. Also, red cedar trim work and structural elements will be semi-transparent stain (cedar natural tone color). He said that the windows will be wood on the inside and aluminum on the outside. The window frame color will match the highlight color of the trim of the structural elements. Mr. Hopper said that the roof

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shingles are a GAF Elk Harvest Brown color. He also said that as they have been developing the drawings, the roof area over the new addition is under 4 and 12. The asphalt shingles are not a good application there so they are going to a standing seam metal roof. The color will match the color of the



roof shingles. Mr. Hopper said that they have also matched the entrances into the pool and the rink. He showed this on a plan.

A Commissioner asked if the new roofing is a different color than the Golf Club House. Mr. Hopper said yes. The Commissioner asked if the jut-out is going to stay or go away. Mr. Hopper said that the jut-out will stay, and they will infill that with split face block that matches. He said that behind that are locker rooms so there will not be any openings or windows. The Commissioner asked about the graphics. Mr. Hopper said that the graphics will be a pictogram on the rink indicating skating and hockey, and the pictogram on the pool side will be swimming and diving.

A Commissioner asked Mr. Hopper to describe the sign materials. Mr. Hopper said that their intention is to make it look like a carved wood sign, but it will be of synthetic material. They want to be able to have something that is durable and long lasting. It also will be custom made. The Commissioner said that in terms of style and sophistication this is not satisfying to him. He asked if a different type style of letters is available and if it could look a little more sophisticated. The Commissioner thought that what was presented looked cheap. A Commissioner asked if there was any signage for the lobby entrance. Mr. Hopper said that there was not.

Chairman Dahlquist said that the Board was satisfied with the completeness of this project in terms of materials.

#### SITE WORK:

- Relationship to the Natural Environment – Designed in an ecologically responsible manner and recognizes the site context and character of the land, and is designed with it and within it. True.
- Relationship to the Community – The site plan maintains pre-existing variety by patterning its design on its cultural and historic context. This is a continuation of what was there and is a nice upgrade.
- Circulation – Vehicular and Pedestrian – The site design provides vehicles and pedestrians with a safe, logical approach and entry to all site use areas and buildings. This is an improvement over the last layout. Equal importance is given to the pedestrian as to the vehicle in terms of comfort and access. True.
- Off Street Parking – No changes.
- Public Spaces – Incorporates places (i.e. plazas, courtyards, parks, greenways, etc.). True.
- Landscape and Street Tree Plan – Nothing proposed as part of this application.
- Exterior Site Lighting – The light mentioned is recess lights. Mr. Hopper said that they will be on the new building. They are not replacing

any lighting within the parking lots.

- Streetscape Components – The plan provides for pedestrian comfort and visual pleasure through the use of well-designed, durable, and useful amenities. Chairman Dahlquist asked if any benches would be located on the outside. Mr. Hopper said at this point they had not anticipated benches, but it could be looked at.

#### ARCHITECTURE:

- Relationship to the Site – The architecture establishes a balanced relationship between prominent natural land features, prevailing vegetation patterns, and adjacent land use development with regard to organization, visibility, and character. True.
- Historic Resources – The development directly or indirectly acknowledges and honors historic resources.
- Form and Space – The building forms and surrounding spaces reflect continuity of density, streetscape rhythm, yard setbacks, and community character.
- Scale, Massing and Proportion – The design statement is simple, and the design elements, materials, and details are consistent with its contextual setting.
- Rooflines, Facades and Entrances – The rooflines are simple, functional, and reflective of the broader community building stock. The public face of the building presents a clear, well-defined and balanced façade. True
- Materials, Color and Surface Texture – The building materials are durable and functional. The use of color and texture is reflective of local style and community character.
- Equipment and Service Areas – Building equipment, storage, and service areas are integrated into the site plan and architectural composition in ways that minimize adverse impacts. Chairman Dahlquist asked if they would be seeing any mechanical equipment. Mr. Hopper said no.

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Commissioner Stephenson made the motion, regarding the Application of the Town of Simsbury, Owner, Richard L. Sawitzke, P.E., Agent, for a Site Plan Amendment to renovate, and add to, the main pool/rink building at Simsbury Farms on property located at the Simsbury Farms, 100 Old Farms Road that the Design Review Board make the following referral to the Zoning

Commission: The Design Review Board find this application substantially consistent with the intent and principles of the Guidelines for Community Design and recommends approval as presented on drawings prepared by Fletcher Thompson titled "Simsbury Farms Main Building" dated May 10, 2011. The motion was seconded by Commissioner Gray. The motion passed with an 9-0 Vote. Commissioners Dahlquist, Gray, Stephenson, Schoenhardt, Gardner, Carroll, Drapelick, Bond and Nacarrato all voted in favor.

Chairman Dahlquist said as a design consideration, the Design Review Board would like the Designers and the Town to consider using benches as an amenity for people waiting perhaps located around the entrance or as best determined by the Architects as a convenience to the public. Also, it is the consensus of the Design Review Board that the style of lettering that was proposed does not do justice to the character of the architecture, and that the architect should consider something a little more stylistic that might be more appropriate than just a simple Helvetica style.

#### IV. DISCUSSION

None

#### V. CORRESPONDENCE

None

#### VI. STAFF REPORTS

None

#### VII. APROVAL OF MINUTES of April 26, 2011

Commissioner Stephenson moved to approve as amended the Minutes of April 26, 2011. The motion was seconded by Commissioner Drapelick and passed unanimously.

#### VIII. ADJOURNMENT

The meeting adjourned at 6:45 p.m.

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Kevin Gray, Secretary