

From: Carrie Vibert June 14, 2012 1:10:07 PM
Subject: Design Review Board Minutes 05/22/2012 ADOPTED
To: SimsburyCT_DesignMin
Cc:

DESIGN REVIEW BOARD MINUTES
MAY 22, 2012
REGULAR MEETING

I. CALL TO ORDER

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

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioner Drapelick to serve for Commissioner Stewart. Chairman Dahlquist invited Commissioner Carroll to participate fully in the discussion.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

IV. INFORMAL PRESENTATION(s)

a) Dorset Crossing sign package

Lenny Montmerlo, Manager of Construction for Keystone Companies, the developer of Dorset Crossing, provided an informal presentation on their Phase I sign package. He said following their review of Simsbury Rte. 10 signage they determined a fairly commonly used sign was flat wood with carved letters. He said they felt this sign type fits well with their project and have tried to integrate it. He provided a site plan which showed some monument and directional signs; the primary project identification is a black sign with gold leaf letters mounted on a stationary base 2 feet high and 4 feet wide; 3 signs direct visitors on Dorset Crossing Drive to the buildings. He said St. Francis Hospital's urgent care facility will occupy the majority of Building #2 and it is important it be easily and quickly found using urgent care directional

signs. The first building constructed is Building #2 with 4 tenants, each identified by a sign at described locations. He said the monument signs and directional signs at the 3 entrances are ground lit and the gable sign is lit with a gooseneck fixture

Mr. Montmerlo said the 2nd sheet shows the east entry side of the building with signs on individual posts, similar to the directional signs. He said the last sheet showed all the design criteria for the individual signs and colors. He was asked to include the manufacturers cut as part of the package. He said the proposed light source is incandescent. He said the buildings are numbered 1, 2, 3, 4, and 5, but the post office advised them the numbers would be 10, 20, 30, 40 and 50. Regarding finding urgent care, there is a sidewalk with 7 feet of landscaping beginning about 1 foot from the sidewalk. He said they typically put the Keystone logo on the building. Mr. Peck confirmed an analysis has not been done of square footage, but the sight lines at the main entrance have gone through the SDC process and permitting; at some point a traffic light will go in with north and south turn lanes.

Regarding the drug store signs, Mr. Montmerlo said the process is not far enough along yet and another presentation would be provided. He clarified this presentation is for Phase I and Building #2 or #30 and to determine any modifications in order to integrate the signs as part of the landscaping set to begin in about 5 weeks. Regarding the urgent care sign, the Commissioners emphasized it should be a very visible, free-standing sign in front of the building, as well as a two-sided hanging sign.

The Commissioners objected to the Keystone sign on the building, and referred the Applicant to Pg. 31 of the Design Guidelines stating, "Do not use advertising and business slogans."

The Commissioners agreed the overall basic proposed signs, graphics and size are appropriate and stylish and nice work; it was suggested the developer put #30 on each of the doors. He said the building has a central "U" shaped corridor connecting the entrances; St. Francis subcontracts their urgent care to New England Urgent Care. He said the majority of parking in front of the building is handicapped which should provide a good sight line. He said lighting is metal halide, 75 watt white lights; the Commission suggested he put this information on a board as part of the formal package. He said the masonry base of the monument sign is 2 feet off the ground with lit plantings at the base; similar plantings will be done for the directional signs (combination of evergreens and day lilies). The Commissioners complimented the Applicant on their sign research and integration with commonality constituting a uniform package. Chairman Dahlquist stated no action is required at this time and the Commission looks forward to seeing the formal presentation with landscaping.

V. DISCUSSION

a) Status of Town Center Design Guidelines

Chairman Dahlquist stated Nore Winter and company will be in Town on Thursday from 3-5 pm here and will provide a public presentation from 7-9 at the Library; information is online that pertains to the Town Center. Mr. Peck provided the Commissioners with the most current information and sample Guideline pages, including a Development Scenario and an Addition Scenario. He said Nore will do an initial presentation and there will be a series of posters around the room with attendees asked to write down comments. He said the 3-5 meeting should be productive in getting concerns and questions on the table with the public having an opportunity to participate in the final product. He sent information on the public meeting to the Town website and posters have been placed around Town; copies have been sent to stakeholders and they want as many people as possible to attend.

Mr. Peck said changes to the Design Guidelines are probably minor. Regarding the Development and Addition scenarios, he said there could be changes to the Guidelines or possibly a tweak to the Code to assure the scenarios are appropriate. He requested the Commissioners feedback in the next 4-5 days. Chairman Dahlquist commented regarding the Design Guidelines that there is no new information on signage. Mr. Peck agreed it would be helpful to clarify signage in the Design Center Guidelines with appropriate sketches. He anticipates the Design Guidelines will be noteworthy resulting in a more transparent process. Given the economic climate, Mr. Peck believes there will be some smaller detailed projects as well as larger less detailed projects that will come back on a building by building basis so a project can be worked through while allowing them to move forward in the process.

b) Status of IHZ Zoning Regulation

Mr. Peck said 3 sites remain under consideration: Tariffville, Plank Hill, and NU in the south end. Regarding the Zoning Commission hearing last night, Mr. Peck said a number of neighbors attended with Jim Gallagher were not happy with the Plank Hill site potential for 6 small homes; the neighbors feel it is too dense. He said the owner wants to build a maximum of 4 homes on the 1.9 acre site. He said in IHZ, 80% of the units are market rate and 20% are affordable at a cost of about \$24,000/year; it is not Section 8 housing. He said the Tariffville Mill site would be a live/work mill-style architecture for 1+ acres with the potential for 30-40 units. He stated the NU site was thought to be appropriate and is a larger site of many more units with discussion about limiting the size of IHZ.

Regarding the Town constructing a regulation for affordable housing without using IHZ, he said attendees were more receptive to that. He said Town businesses have consistently said they would like places for their employees to live in Town; an MIT study reveals IHZ-type developments do not have an adverse effect. He said 2-3 different types of housing could be done with a minimum density of 6 units per acre. He said parcels can be added to IHZ through a zone change after a public hearing.

Commissioner Gray made a motion to amend the agenda to include a discussion of Dorset Crossing. Commissioner Schoenhardt seconded the motion, and it was approved unanimously.

Mr. Peck said last night there was a lengthy presentation at the Zoning meeting by the developer for Dorset Crossing. He said the hearing was closed and in their discussion the Commissioners were comfortable with the project and approved the PAD site. He said any substantial changes to the Master Plan will bring the developer back to the Commission for review, e.g. height, location, or size of the building. He said it would be helpful to the developer, if the Commission is looking for certain things, to put those in as early as possible in the process.

Mr. Peck said the Board of Selectmen is anticipated to approve the land exchange at their next meeting. Regarding Wolcott Road, he said the only thing settled is its location through this particular property; not before and after. He said at the Zoning meeting last night, the NY developer for the MS 40 units and 8 units for other special needs presented the structure with different facades and it should move forward quickly. He does not know about the drugstore and is not sure about the bank building and the rest is based on what happens in the next couple of years; River Bend may decide it is positive for them as well.

In terms of traffic volume, he said the developer has been to the State Traffic Commission and computations included Meadowood's 300 units and involved some of the same people who worked on the Rte. 10 Corridor Study. He said a lot depends on what happens with other properties in the area. He said it is clear Rte. 10 will retain its basic character and not be 4 lanes, but will have some minor turning lanes.

Regarding better designing the process in the future, Mr. Peck said this project has changed shape many times and should get where we need it to be, and once zoning is changed, it is locked in.

VI. CORRESPONDENCE

Regarding Steve Walker of Drake Hill's presentation at the last meeting, he

did not confirm to Mr. Peck that he would come to this meeting. Mr. Peck stated the "Coldwell Banker" sign could be left in place and "Webster" added as it does not interfere with sight lines. He is talking with Peachwave about putting in a nice awning to bring the building down and add interest and texture; the Commissioners had no problem with their end cap and did not wish to be too rigid from a design aspect stating overall this is an improvement.

VII. STAFF REPORTS

VIII. APPROVAL OF MINUTES of May 8, 2012, and March 27, 2012

Commissioner Schoenhardt made a motion to approve the May 8, 2012, minutes as written. Commissioner Drapelick seconded the motion, and it was passed with Commissioner Naccarato abstaining.

Commissioner Schoenhardt made a motion to approve the March 27, 2012, minutes as written. Commissioner Drapelick seconded the motion, and it was passed with Commissioner Naccarato abstaining.

IX. ADJOURNMENT

Commissioner Drapelick made a motion to adjourn the meeting at 6:55 p.m. Commissioner Schoenhardt seconded the motion, and it was passed unanimously.

Kevin E. Gray, Secretary