

From: Lois Laczko June 14, 2010 10:36:24 AM
Subject: Design Review Board Minutes 05/25/2010 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
May 25, 2010
Regular Meeting

I. CALL TO ORDER

Commissioner Gray called the meeting to order at 5:30 PM in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Rita Bond, William Gardner, Mark Naccarato, John Stewart, Anthony Drapelick, and John Carroll. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

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

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Jon F. Holley, The Master's School - Owner, Jerome Bertuglia, Agent, for a Special Exception pursuant to Article Ten, Section C.6 of the Simsbury Zoning Regulations for a new entrance sign on property located at The Master's School (Map B-07, Block 203, Lot 033), 36 Westledge Road. R-160 Zone

Mr. Bertuglia stated that he is volunteering his service to The Master School for the construction of a new front entry for the school. He showed renderings of the proposed sign to the Board members. He stated that the shield will be on the left side of the sign. The sign will be red with white engraved lettering. The sign is approximately 8 feet long.

Commissioner Stewart questioned what the height of the sign would be. Mr. Bertuglia stated that the sign would be approximately 8' x 2', although he

did not know the exact dimensions.

Commissioner Gardner questioned what the size of the existing sign is that is currently in that location. Mr. Bertuglia stated that he is unsure of the size of the existing sign. Commissioner Stewart stated that he believes the existing sign is larger than what is being proposed.

Commissioner Gray questioned if there was any lighting associated with this application. Mr. Bertuglia stated that they will be using LED lighting; the lights will be hidden. There is a gap between the bluestone cap; there will be a recess in that cap that will hide the lighting. The lighting will not spill out; it will only light the face of the sign.

Commissioner Stewart questioned if there would be any landscaping associated with the sign. Mr. Bertuglia stated that there will be well kept grass around the sign. Also, the boulders that are shown on the plans will not be put in place because of the DOT right-of-way.

Commissioner Gray stated that their Guidelines require a number identification on this kind of signage. Mr. Bertuglia stated that this would be fine.

Commissioner Gray questioned what would be done with the smaller sign on the east side of the entry driveway. Mr. Bertuglia stated that this smaller sign will have the street address identification on it. Commissioner Stewart suggested having the number identification on the other sign; this would be more helpful to emergency vehicles.

Commissioner Stewart stated that the other signage is a changeable sign. Mr. Peck stated that the total size of both signs cannot exceed 20 s.f. This smaller sign would need to be a 1' x 4' sign. Mr. Bertuglia stated that the smaller sign does not have to be a part of this application. He would like to get an approval from this Board tonight; they would like to start work without any delays.

Commissioner Stewart questioned if this Board could approve this application without the sign on the east side of the entry driveway. Mr. Peck stated that it would be up to Mr. Bertuglia whether the school needs to have a discussion in order to get answers regarding the smaller sign prior to the Board making any approvals.

Commissioner Carroll stated that this Board has a policy regarding street addresses and the applicant has not provided renderings for exactly what will be done with regard to both signs.

Mr. Bertuglia asked if he could come back with a proposal for just the

second sign so the Board could approve the larger sign tonight. Commissioner Drapelick stated his concerns that if the application for the larger sign is approved, the applicant may never come back for the smaller sign and may not have the street number on the sign. Mr. Peck stated that Town staff could sign off on this issue after the Zoning Commission makes any approvals as long as it meets the requirements.

Commissioner Stewart made a motion that, regarding the application of Jon F. Holley, The Master's School - Owner, Jerome Bertuglia, Agent, for a Special Exception pursuant to Article Ten, Section C.6 of the Simsbury Zoning Regulations for a new entrance sign on property located at The Master's School, the following referral be made to the Zoning Commission: the Design Review Board finds this application generally consistent with the Guidelines for Community Design and recommends approval as presented on an 8 ½ x 11 sheet dated 5/25/2010, indicating in the lower right hand corner, The Proposed Master School sign, approximately 8' long by 2' wide; color of the sign to be red, Pantone 201; The Master School in script and sized in white and the logo on the left. In addition, the lighting is understood to be LED, set into the Bluestone cap of the wall immediately below the sign, illuminating just the sign. There will be no landscaping in front of the wall or in the area other than fine lawn. The boulders indicated on Entrance Enhancements, Drawing L-1, dated 7/17/09, are not to be located within the DOT right-of way as shown on the plan and as indicated by Howard Beach's letter dated May 21, 2010. In addition, this motion does not cover the sign on the east side of the road which will be for the address of the school. The applicant will return at a later date for a presentation of that. That sign will not be larger than 4 s.f. and it is understood that it will match both in color and script, the sign on the west side of the road. Commissioner Bond seconded the motion, which was unanimously approved.

IV. DISCUSSION

Guidelines for Community Design Update for Town Center

Mr. Peck stated that Code Studio will be back in Simsbury on June 9th, at which time they will hold a public presentation at the Simsbury Public Library. This will be the first public discussion on the final draft regulation.

Mr. Peck stated that there will be five maps that go along with this regulation, including an underlying map, the regulating plan, height map, a building form map; there will be five overlays on this map. This will be a separate section of the regulation. They need to make sure that this is clear for people to understand.

Regarding the next steps after receiving the final Regulation, Mr. Peck stated that the Boards and Commissions will then make suggestions on the draft for any changes. The Zoning Commission will then schedule a public hearing and then make a determination if they will adopt the regulation.

Mr. Peck stated that the developer who is developing the Grist Mill property will hopefully make a presentation to the Design Review Board in June.

Status of the Incentive Housing Zone Study (Design Standards)

Mr. Peck stated that at the last meeting, this Board made suggestions regarding the Site-Specific Design Standards within the Incentive Housing Zone Regulation. These suggestions have been incorporated into the draft regulation, which he distributed and reviewed with the Board members.

Mr. Peck stated that he is unsure if the Simscroft site will stay in this regulation. There may be a better way to develop that property.

Commissioner Carroll stated that he feels that porous pavement should be a requirement for all developments where feasible. Mr. Peck stated that this is a hard product to get, as well as being very costly. Commissioner Stewart agreed that the Town of Simsbury should encourage the use of sustainable pavement where ever feasible. Commissioner Bond stated that she would also like to encourage this, although she would be afraid that this may deter developers from coming to Simsbury if this is a requirement.

V. CORRESPONDENCE

There were none.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of May 11, 2010 meeting

Commissioner Drapelick made a motion to approve the May 11, 2010 minutes as written. Commissioner Stewart seconded the motion, which was approved. Commissioner Bond abstained.

VIII. ADJOURNMENT

Commissioner Drapelick made a motion to adjourn the meeting at 6:25 p.m. Commissioner Bond seconded the motion, which was unanimously approved.

