

From: Lois Laczko June 15, 2009 12:02:53 PM  
Subject: Design Review Board Minutes 05/26/2009 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

ADOPTED

Design Review Board Minutes  
May 26, 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: John Stewart, Charles Stephenson, Rick Schoenhardt, Anthony Drapelick, John Carroll, William Gardner and Kevin Gray. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioner Drapelick to serve in the absence of Commissioner Naccarato.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Town of Simsbury – Owner, Susan M. Bullock, Library Director, Agent, for a Site Plan Amendment for signage at the Simsbury Public Library, 725 Hopmeadow Street. SCZB Zone.

Mr. Riley showed the Board an illustration of the proposed library sign. He used the general look of the architecture of the library when creating this sign. He used the archway with the white elements above as a design element of the sign also. He wanted the sign to look like the original, although he wanted to create a sign in line with the arches and a sign with more class.

Mr. Riley showed the Board the approximate color red he would be using for the sign. The brick on the sign will match the building as much as possible. Regarding the method of constructing the sign, he stated that the upper portion of the sign will be PVC that is ¾” – 1” thick. The letters on the sign will be ¾” PVC cut out black to create a slight shadow.

The graphic element will be PVC also. He stated that he is trying to create dimension to the sign. He may carve the butterfly element to create more of a dimension affect also. Mr. Riley stated that there will be a filler on the inside of the cement blocks. The edges of the sign will be covered in PVC also. The panel that will be hanging under the sign will also be PVC; this hanging sign can be attached and detached as needed.

Chairman Dahlquist questioned what type of finish the PVC would have. Mr. Riley stated that he would like a matte finish. He feels that this dispels water better and lasts longer. It also has less of a tendency to bow over time.

Chairman Dahlquist questioned where the new sign would be located. Mr. Riley stated he would be putting the new sign in the same location where the existing sign now stands. He stated that the sign will be on columns; it will not be a brick wall. This is a DOT requirement to have a breakaway sign. Chairman Dahlquist questioned if the applicant had considered putting the new sign on the library property. Sue Bullock stated that they would like to keep the sign in the same location because of its visibility from the road. Mr. Riley stated that the location of the sign should be given consideration because the library is set back from the street. The library needs some advertising. This sign helps make people aware that the library is there.

Chairman Dahlquist stated his concerns regarding the stability of the sign. Mr. Riley stated that the sign will have rebar going up it.

Chairman Dahlquist questioned if the sign would be lit. Mr. Riley stated that there is existing ground lighting. He will not be disturbing the surrounding stone and lighting. Commissioner Gray stated that landscaping should hide the lights. Mr. Riley stated that he could put in low shrubs to hide the lights. He would like to leave some space under the sign so snow in the wintertime and the shrubs will not obscure the sign.

Commissioner Stephenson stated that there appears to be a border on the sign. Mr. Riley stated that he would like to put a ¾" PVC frame around the sign.

Commissioner Stewart stated that there has been some concern by the DRB in the past regarding hanging signs. Chairman Dahlquist stated that this is something this Board has discouraged in the past. Ms. Bullock stated that the existing sign has a hanger. Mr. Riley stated that if done properly, on angles, the sign will not swing much.

Chairman Dahlquist questioned the origin of the logo. Ms. Bullock stated that the library did not have a logo for a long time. When the new

building was built, they put a committee together to decide on a logo. She stated that they also hired a graphic designer. The Graphic Designer stated that the spirit of the library has changed; it has a new identity. She stated that they have had this logo since January. Many people have stopped her to say how much they like the new logo. Ms. Bullock stated that the logo is simple. Many people see the logo as hands holding a book; others see it as helping hands or a metamorphosis.

Regarding the masonry of the sign, Commissioner Schoenhardt stated the arch and piers are only 8" thick. He feels that this should be wider. It should also look heavier. He stated that the piers should be at least 12". This also relates to the stability of the sign.

Commissioner Stewart feels that the sign is under-designed. He suggested reconsidering the existing base. Although he likes the Brownstone, the base should be spread out; it needs to be more massive. The sign needs to reflect the caliber of this building and community. Commissioner Stephenson stated that if the piers become 12" for stability and visual reasons, then careful attention will need to be given to the ends of the sign; this will need thoughtful scaling.

Commissioner Drapelick questioned why the sign was so high. Mr. Riley stated that this sign is no higher than the original sign. He would like the sign to be high enough so snow and snow drifts do not obscure the sign. Also, the sign will be viewed by cars going 35 MPH past the library and there are a lot of distractions around. He would like this sign to be noticeable.

Chairman Dahlquist questioned if there were any Town staff concerns. Mr. Peck stated that prior to any Zoning Commission action, the issue regarding the State right-of-way needs to be clarified.

Commissioner Stephenson stated that he likes the basic sign design and the lettering and logo. He also does not have any problem with the hanger on the sign.

Chairman Dahlquist feels that Mr. Riley should study the stability of the sign further. The Board members felt that the sign should be more stable.

Commissioner Stephenson suggested that Mr. Riley look into using a pumice block, which is lighter but has the same configurations. Commissioner Schoenhardt stated that there is a light weight block available.

Commissioner Stephenson made a motion that 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 pending the following – that modifications be made to this application to more closely align with the intent and principles of the Guidelines for Community Design as noted herein: 1) the Board has pointed out concerns about the stability of the sign and the applicant has agreed to consider expanding the size of the base pillars; 2) the stone landscape base, when it is reassembled after construction, will be lengthened or enlarged to be more appropriate with the size and scale of the new sign; and 3) the plastic surfaces of the sign will be a matte finish rather than a gloss finish. Commissioner Schoenhardt seconded the motion, which was unanimously approved.

#### IV. INFORMAL PRESENTATION(s)

a.. Informal application of Steven Stang, Owner, Ryan Jones, Agent, for review of awning design for the recently approved restaurant known as The Mill at 2 t, 2 Tunxis Avenue, Tariffville. I-2 Zone

Mr. Jones stated that the sun directly hits this building. They would like to install two awnings with their new logo centered on them. He stated that these awnings would take the place of the recently approved sign. The awnings will be 4' x 3 ½'; the logo will be 2' in diameter. Mr. Jones stated that the awning will cover half of each window. The gooseneck lighting that was approved will be above the lentil. The only change to the lighting will be that they will now have two, one over each awning. The awnings will be black vinyl so they will not turn gray over time.

Commissioner Carroll questioned if Mr. Jones had considered painting the portico white. Mr. Jones stated that this would not match the rest of the building. He feels that the building should be consistent.

Commissioner Drapelick stated that he likes the awnings. He feels that they look better than the sign. Commissioner Stephenson agreed.

Commissioner Carroll made a motion to make this informal application a formal application. Commissioner Gardner seconded the motion, which was unanimously approved.

Commissioner Gray made a motion that 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 Drawing 100-167 and Drawing from the awning designer, dated 5/11/09. Commissioner Stephenson seconded the motion, which was unanimously approved.

As a design consideration, Chairman Dahlquist stated that the Design Review Board finds this design is in keeping with the industrial style of the

building and the quality of the design will be an attribute to The Mill, which is an important building in Tariffville.

## V. DISCUSSION

### Incentive Housing Zone Update

Mr. Peck stated that the consultant has selected six sites that they will be studying. This information is also on the Town website. The sites were separated into three tiers; the consultant will start their study with the Tier I sites. Mr. Peck stated that there has been a hold up; the consultant has been waiting for their invoice to be paid by the Town. Until this is paid, they are reluctant to go forward. The consultant for the Incentive Housing Zone study would like to participate and dovetail this study with the Charrette.

Regarding the Tier I site in the Town Center, Chairman Dahlquist stated that it is possible that a single IHZ District that encompasses the majority of the Town Center and that is developed in conjunction with the Town Center Charrette would be in the best interest of the Town. Mr. Peck stated that the ability to expand the IHZ to other sites is certainly there, although he is not sure he would say to expand to the whole Town Center. This is a sensitive issue. In certain areas, the IHZ could be set up with subzones as part of this.

Chairman Dahlquist stated that the consultant is looking for input regarding the Design Guidelines. He suggested having the consultant come to a meeting to give an informal presentation to tell the DRB what information they need.

Commissioner Carroll stated that they had discussed in the past, reviewing the existing Design Guidelines that are in place. He suggested that these be reviewed in preparation for this. Chairman Dahlquist stated there was discussion to expand the Guidelines in order to start to deal with the character places, although they could start with the analysis of the Town Center.

Mr. Peck stated that if there is a specific section of the Guidelines that members had concerns with or edits for, he could gather that information and put together an outline for the Board's review.

### Charrette Subcommittee Update

Mr. Peck stated that the contract will be sign when the Board of Selectmen gives their approval, which will hopefully be at their next meeting. Mr. Peck stated that Code Studio will be in Town for 11 days; the Charrette will be a 6 day process. He is hoping to have a complete code by the end

of the year.

Chairman Dahlquist stated that he would be interested regarding what information the DRB could give regarding the Charrette process. He stated that there was an outstanding issue regarding the deliverables. He questioned that since the Charrette has been scaled back from what was originally proposed, if the deliverables have changed. Mr. Peck stated that the deliverables have remained the same.

#### Planned Area Development (PAD) Update

Mr. Peck stated that the Subcommittee has decided to go forward with this draft document structured as it is, although they would be adding to the Section Four regarding standards. At the next meeting on Thursday, the Planner from Glastonbury will be there to discuss their PAD Regulation. After this meeting, edits and comments will be submitted and the Subcommittee will have a revised document for their review.

Commissioner Drapelick questioned what the status was regarding CL&P putting new lines down Hopmeadow Street. Chairman Dahlquist stated that Tom Roy and Rich Sawitzke have been working with CL&P. They have given their approval with the condition that there would not be any changes to the number of poles along Hopmeadow Street. CL&P stated that they did not have to prune any of the trees in order to put in the lines.

Mr. Peck stated that the cost for the lines below grade is estimated to cost \$4.2 million. This does not include any connections.

#### VI. CORRESPONDENCE

There were none.

#### VII. STAFF REPORTS

There were none.

#### VIII. APPROVAL OF MINUTES of May 12, 2009 Regular Meeting

Commissioner Gray made a motion to approve the May12, 2009 minutes as written. Commissioner Drapelick seconded the motion, which was unanimously approved.

#### IX. ADJOURNMENT

Commissioner Gray made a motion to adjourn the meeting at 6:48 p.m. Commissioner Stewart seconded the motion, which was unanimously approved.

