

From: Lois Laczko June 28, 2010 11:21:50 AM  
Subject: Design Review Board Minutes 06/08/2010 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

ADOPTED

Design Review Board Minutes  
June 8, 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, Mark Naccarato, Charles Stephenson, Anthony Drapelick, Rick Schoenhardt, and John Carroll. William Gardner arrived at 5:40 p.m. 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 and Commissioner Drapelick to serve in the absence of Commissioner Stewart. Commissioner Gray also appointed Commissioner Bond to serve in the absence of Commissioner Gardner until he arrived.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of George Markatos, Owner, for Signage at L Designs Hair Salon on property located at 10 Mall Way. SCZA Zone

Mr. Markatos stated that he is looking for guidance for this proposed awning with a logo that he would like to install. Mr. Peck stated that the decal on the awning can be no greater than 12 feet in order to comply with the Zoning Regulations. The decal was measured by using a rectangular shape in order to measure the logo. Commissioner Stephenson suggested just making the L smaller in order to comply. Mr. Markatos stated that the decal is currently 14 feet; he will shrink it by 2 feet.

Commissioner Gray questioned if there was any lighting associated with this application. Mr. Markatos stated that there is no lighting as part of this application.

Commissioner Gray questioned if there would be an address number associated with this sign on the awning. Mr. Markatos stated that the address is on a sign that is located on Mall Way. There is no number identification at the doorway. He stated that the whole building is 10 Mall Way.

Commissioner Stephenson made a motion that, regarding the application of George Markatos, Owner, for Signage at L Designs Hair Salon on property located at 10 Mall Way, 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 with the understanding that the sign, as presented, fits within a rectangle that measures 14 square feet and that it needs to be reduced to 12 square feet, as per drawings received, dated May 20, 2010. Commissioner Bond seconded the motion, which was unanimously approved.

b. Application for William Bohman, Owner, Thomas J. McCue, Agent, for a Site Plan Amendment to change the design of the new building on property located at Valley FreeMason's of Conn, 991 Hopmeadow Street. PO Zone

Mr. Bohman stated that they received initial approval for this building many months ago. After pricing the building construction, they found that this design was not affordable. The new design is more in keeping with the neighborhood. He stated that the square footage; the coverage of the site; and the footprint of the building has not changed. Mr. Bohman stated that parking and entrances also remain the same.

Commissioner Gray questioned what was happening with the chimney. Mr. Bohman stated that they will have a gas fireplace, which needs to vent. The chimney is shown on the plans to be located on the roof on the front of the building. If the Board would rather this chimney in another location, they would be willing to move it. Commissioner Stephenson suggested that the chimney go to the back of the building. He stated that this Board always tries to hide the mechanical equipment.

Mr. Bohman stated that some of the windows on this building are set higher up, which they do with all of their buildings so others cannot see in. They will also be putting blinds on the inside of these windows. The air conditioning units will be screened. There is also exterior lighting for the entry of the building and two light posts in the parking area.

Commissioner Gray questioned if they would be sharing their parking lot with the bank. Mr. Bohman stated that because of liability issues, the bank does not want to share the lot.

Mr. Bohman stated that the building will be white with a blue door and the roof will have black architectural shingles. They will be using Simsbury red sandstone around the entry, which they would also like to do for the chimney.

Commissioner Carroll stated that he is concerned with the window configuration. He feels that these windows look like garage door windows. He questioned if there could be a window treatment that would maintain privacy for the lodge in order for the windows to be more similar to the other larger windows on the front of the building. He stated that this is an important building not only to the applicant, but also to the community because they are in a gateway location. Mr. Bohman stated that they were planning on landscaping under the smaller windows in front of the building in order to have it look more aesthetically pleasing.

Commissioner Stephenson stated that he feels that it is important for this Board to be respectful of their need for privacy with higher windows.

The Board discussed several options for the smaller windows on the lodge. Commissioners Drapelick and Naccarato stated that they would not like the windows if the smaller windows were symmetrical with the larger windows on the opposite side. There was a consensus on the Board that they would rather the windows be asymmetrical.

Commissioner Schoenhardt stated that he felt it would be helpful to have the spacing of the windows on the east and north sides of the building the same.

Commissioner Bond suggested that the applicant make the building more architectural pleasing in order to enhance the neighborhood.

Mr. Bohman stated that the landscaping around the building has not changed from what was already approved by this Board. There will be evergreen plantings under the smaller windows in the front of the building. There will also be landscaping where there is enough sun on the other sides of the building. Commissioner Bond suggested having a rhododendron under the smaller windows; this would cut down on maintenance also. She also suggested using azaleas on the site.

Commissioner Stephenson questioned if there were any other protrusions on the roof besides the chimney. The architect stated that the only other mechanics are the vents, which would be on the back of the building.

Commissioner Gray questioned if there was any signage associated with this application. Mr. Bohman stated that they will be coming back with an application for the signage; a sign is not a part of this application.

Commissioner Schoenhardt made a motion that, regarding the application of William Bohman, Owner, Thomas J. McCue, Agent, for a Site Plan Amendment to change the design of the new building on property located at Valley FreeMason's of Conn, 991 Hopmeadow Street, 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) locate the chimney so it is on the rear of the building as it appears from the street; 2) the window spacing for the area on the exterior of the lodge room be spaced in pairs of windows to match on both the east and north elevations, as presented on Drawings A1 and A4, dated April 12, 2010. It is noted that this application does not include signage and that landscaping will be provided on the site as discussed during the presentation. It is also noted that this application does include the location of the air conditioning units on the west side of the building, relatively close to the building and that these units will have landscaped screening. Commissioner Gardner seconded the motion, which was unanimously approved.

c. Application of June H. Mackay, Hogblon Properties, Owner, Mark Heinri, Agent, for Signage at the Weatogue Barbershop, on property located at 370 Hopmeadow Street. B-1 Zone

Mr. Myslow and Mr. Heinri submitted an amended drawing to the Board. Mr. Myslow stated that the telephone number has been removed from the original drawing. He stated that the sign may not be in the exact location as shown in the picture. The sign will be 55 x 36 with posts on either side of the sign.

Commissioner Drapelick questioned if the applicant considered putting the sign on the building. Mr. Myslow stated that because of the traffic pattern, he feels that the sign needs to be on the lawn so people can see it.

Commissioner Stephenson suggested having a more classic sign because of the age and style of the building; it is very old. Mr. Peck stated that the curvature of the roof of the building is very interesting. He feels that an oval sign that mirrors the architecture would be appropriate. Mr. Myslow stated that he would be concerned that the northbound traffic would not be able to see the sign and the cost of an oval sign may be too expensive.

Commissioner Gray questioned if the sign was located in front of the building, if it would impact the site lines coming out of the post office.

Mr. Myslow stated that the sign does not interfere with the site lines.

Commissioner Schoenhardt questioned if there would be landscaping around the sign. Mr. Myslow stated that this would not be a problem. They have discussed beautification of the site with the landlord and would be willing to do this.

Mr. Myslow stated that the sign is wooden with cedar posts. Commissioner Schoenhardt suggested some trim at the top of the posts.

Commissioner Bond questioned if there would be any lighting associated with this sign. Mr. Myslow stated that he would like to put a spotlight on the sign. Commissioner Gray stated that the landscaping around the sign should hide the lighting.

Commissioner Stephenson stated that he feels a smaller sign would be more appropriate. A blade sign, more old style, would also be more attractive. He stated that he would not be in favor of this sign as proposed.

Mr. Myslow stated that he would be willing to work with the sign company to come up with another design for the sign, although he would need to keep the cost in mind. He stated that they also have an "open" flag on the sign, which people like them to have so they know when they are open.

Commissioner Gray stated that no action would be taken on this application tonight.

Commissioner Naccarato made a motion to amend the agenda to include 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 (Map B-07, Block 203, Lot 033), 36 Westledge Road. Commissioner Gardner seconded the motion, which was unanimously approved.

Commissioner Schoenhardt recused himself from the Board during this discussion.

Mr. Bertuglia, agent for the Master School signage, stated that the school would like to put the address number on the column on the bigger sign. Also, they have removed the smaller signage from the other side of the entryway.

Commissioner Gray stated that there is now no signage on the east side of the street. He questioned if the LED lighting under the sign would shine on the address number. Mr. Bertuglia stated that he was unsure if the

light would shine on the number.

Commissioner Drapelick 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 (Map B-07, Block 203, Lot 033), 36 Westledge Road, 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 Design Sketches, dated 6/8/2010 showing the address on the west side sign on the stone pillar and no signage on the east side. Commissioner Gardner seconded the motion, which was unanimously approved.

Commissioner Schoenhardt returned to the Board.

#### IV. DISCUSSION

Briefing by the Planning Director on the administration and procedures for the new PAD regulation specific to the Design Review Board involvement

Mr. Peck stated that the developer on West Street was going to come in to give a presentation to this Board regarding their development. He was hoping that a joint meeting could be held with this Board and the Planning Commission. Mr. Peck stated that both Chairmen did not want to have a joint meeting.

After a short discussion with Mr. Peck, there was a consensus on the Board that they would like to see the presentation of the Grist Mill as early as possible.

Mr. Peck stated that no PAD application has been made, although there has been interest. The Grist Mill property should be coming in soon with their application.

Commissioner Gray stated that the Board needs to know what their new role is regarding the PAD Regulation process. He stated that a flow chart would be helpful in order to better understand this process. Mr. Peck stated that there is no change in the process. The applicant will bring as much information to the Board in order to get the Board's input.

#### V. CORRESPONDENCE

There were none.

## VI. STAFF REPORTS

Mr. Peck stated that there will be a presentation of the Town Center Code on Wednesday, June 9th by the consultant. The Code is approximately 68 pages. All of the Boards and Commissions are invited to this presentation. He stated that he believes there will be a lot of discussion regarding the process.

Mr. Peck stated that he has also talked to the Planning Commission regarding adopting the Illustrative Plan into the Plan of Conservation and Development.

## VII. APPROVAL OF MINUTES of May 25, 2010 meeting

Commissioner Carroll made a motion to approve the May 25, 2010 minutes as written. Commissioner Gardner seconded the motion, which was approved. Commissioners Stephenson and Schoenhardt abstained.

## VIII. ADJOURNMENT

Commissioner Gardner made a motion to adjourn the meeting at 6:52 p.m. Commissioner Stephenson seconded the motion, which was unanimously approved.