

From: Lois Laczko June 29, 2011 9:11:45 AM  
Subject: Design Review Board Minutes 06/14/2011 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

ADOPTED

DESIGN REVIEW BOARD MINUTES  
JUNE 14, 2011  
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 and alternates were present: John Carroll, William Gardner, Charles Stephenson, Mark Naccarato, Rita Bond, Anthony Drapelick, and Kevin Gray (arriving after start of meeting). 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, Commissioner Carroll to serve in the absence of Commissioner Gray, and Commissioner Drapelick to serve in the absence of Commissioner Schoenhardt.

III. INFORMAL PRESENTATION(s)

a. M and S Hopmeadow Enterprises, LLC, Owners, Sara Thornton, Agent, Ravenswood Natural Health requesting an additional sign (10" x 67") to be placed just below the existing Ravenswood sign on property located at Ravenswood Natural Health, 1606 Hopmeadow Street.

Commissioner Gardner recused himself from this application.

Sara Thornton, Operations Manager of Ravenswood Natural Health, located at 1606 Hopmeadow Street spoke on behalf of this application. She said that currently she has two stand-alone businesses at the property. The main building is approximately 2,500 square feet, and can hold more than one business at a time. She would like signage that would reflect that there is more than one business at this location. She distributed samples of the

various types of signage that she might have at the site showing different fonts of the lettering for Anderson Massage Therapy. Ms. Thornton said that, according to zoning, she could have a maximum of 49 square feet of signage. The current sign is just 15 square feet, and Anderson Massage Therapy would bring it up approximately 5 more square feet.

Ms. Thornton said that she is going with white lettering with white signage and a black background. The reason is that it is the least expensive sign (approximately \$200) out of the three separate sign companies that she has researched. The material that would be used is metal and plastic. It stands apart as the white reflects the white of the framing on the building, and the black is similar to the color that exists now for the wording.

Chairman Dahlquist asked if this would be made of the same material as the base sign. Ms. Thornton said no because the current sign company (Signs Direct) does not currently have the same base material. It would take three to four weeks to come in and the sign company would then have to make a large minimum order to that company. The material that the sign is being made out of is from stock material that is currently on hand. If she goes to some other company for the Anderson Massage Therapy sign, it will cost her more money. Chairman Dahlquist asked if the two signs would have the same finish. Ms. Thornton said yes, it would be matte finish.

A Commissioner questioned the dimensions saying that she shows the distance between the posts at 67 inches and the overall length of the sign as 67 inches. Ms. Thornton said that the distance between the posts is not 67 inches, but the entire length of the sign is 67 inches. She said that the overall height, including the new sign, is about 53 inches (plus/minus). Chairman Dahlquist said that the overall height is approximately 69 to 70 inches to the top of the sign from the ground.

Commissioner Bond asked if she is just adding the smaller Anderson Massage Therapy sign to the existing sign. Ms. Thornton said yes. She also said that in a year or two, if their business is booming and the economy is better, they will come back to this Board for a sign that will be made of a better material and colors.

Chairman Dahlquist asked if she is here to get a recommendation on the different alternatives. Ms. Thornton said that if they would like to give her a recommendation that would be phenomenal. Chairman Dahlquist asked if she was proposing new lighting. Ms. Thornton said no as there is plenty of lighting already.

Chairman Dahlquist said the sign that is already at the site is so tall off the top of the planter that it makes sense to place an additional sign there. He asked if there will be other tenants as she has a couple of

thousand square feet of floor

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area. Ms. Thornton said that in the store itself she has about 2500 square feet in the main building. Anderson Massage Therapy is currently the only additional business she has. Going forward into the next 2 to 5 years she can envision using one to three separate spaces within that one plus acres of land for other businesses coming in as stand alones. If they need other signage, that will be addressed at that time.

Commissioner Bond questioned the font size on the drawing saying that the font size is much smaller than the other two above it. Ms. Thornton said that she did that only as effect. She is looking at what the font looks like, does it go with the other fonts on there, does it fit within the space, and is it legible at a smaller size. Typically what she would do is to try and blend all three fonts together. She does not have an illustrator or one of the CADD programs that a professional sign maker has. The sign maker, having made her original sign, can go into a program and make sure that all three fonts will be proportional to each other.

Commissioner Stephenson suggested that due to the height of the sign, and the distance under the existing sign from the top of the planter, this drop down will most likely help the overall appearance of it. He also suggested having the same type of border treatment on the drop down (square corner) as the one above. Chairman Dahlquist said, in summary, the recommendation would be to have a right angled border (as opposed to a curve) corner border. He also asked that the applicant leave a copy of the font that will be used for the Anderson Massage Therapy sign.

Commissioner Carroll moved to make this informal application into a formal application. The motion was seconded by Commissioner Bond and passed unanimously.

Mr. Peck said that the discussion that has taken place gives the applicant a good idea of where the Board stands. Also, they have a copy of the font that will be used.

Commissioner Stephenson made the motion, with respect to the application of M and S Hopmeadow Enterprises, LLC, Owners, Sara Thornton, Agent, Ravenswood Natural Health requesting an additional sign (10" x 67") to be placed just below the existing Ravenswood sign on property located at Ravenswood Natural Health, 1606 Hopmeadow Street, the Design Review Board

make the following referral 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 its approval as presented on June 14, 2011 with the drawing on file that was received on June 12, 2011, and the drawing which consists of a photograph with a suggested panel and pipe base dated June 14, 2011. It is our understanding that the bottom sign will have square edges with a square border and as much as possible the shape and treatment of that sign will duplicate the sign above. The typeface which was preferred by the Design Review Board is on file with the Town. The motion was seconded by Commissioner Gray and passed unanimously.

b. Application of the Town of Simsbury, Owner, in conjunction with the Community Farms of Simsbury, for a Site Plan amendment for the installation of raised organic vegetable garden beds on property located at the Simsbury Town Hall, 933 Hopmeadow Street.

John Hampton, Deputy First Selectmen, and Anne Patrie, Master Gardener and Gardening Manager, Community Farms of Simsbury, spoke on behalf of this application. Mr. Hampton said that their proposal is for a Simsbury Town Hall garden. The purpose is to promote sustainability and organic farming. The garden would be used as an educational tool and also as a possible recreational resource for the seniors in town. It will provide food and produce for the Simsbury Food Closet.

Mr. Hampton said that the initial proposal talked about having three sections of 4 x 6, but they now would like to change the middle section (on the drawing) to a 4 x 8 with 4 x 4 outer beds on each side. He showed on the drawing where this would hug the corner of the parking area (outside the Main Meeting Room window).

Ms. Patrie said that the beds would be constructed of untreated cedar lumber. They would be using 4 x 4's (as the corner posts), and 2 x 8's would be the sides. They would be stacked two so it would be about 12-inches deep. These would be filled with a compost soil mix (50/50 mix) and would be placed right on top of the grass. The plants would be organic certified and would come from the Community Farm, as well as other donors. Ms. Patrie said that they have built several of these raised bed gardens at schools in Simsbury and Hartford. The kids are growing their own food to eat in the lunch programs.

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Chairman Dahlquist asked why they chose this particular location. Ms. Patrie said they chose the Town Hall as it is a great symbol of a public location, which people can see as they drive by. Also they will see that the Town supports local agriculture and organic gardening. This area on the grounds gets the most sunlight and there is also access to water. Chairman Dahlquist asked if there were thinking of irrigation. Mr. Hampton said that they were only thinking of a hose as there is a hose connection.

Commissioner Bond asked who they were planning to have maintain this site. Mr. Hampton said that they are advertising an organic gardening class through the Senior Center. Part of the class is the basics of organic gardening and as part of the course work they will be maintaining the garden. Commissioner Bond said that she has had some experience with planting gardens for the seniors. She did a raised bed garden specifically for handicapped and senior accessibility at the Simsbury Farms. This proposed garden is not high enough for seniors. It would have to be closer to 2-feet. The Simsbury Farms garden was in conjunction with the Simsbury Garden Club and they found that seniors were not interested in gardening. Commissioner Bond said that she also did another garden (herbal perennial) on the site of Eno Memorial Hall. In the end two people from the Garden Club wound up maintaining it. She asked if anyone has signed up for this course. Mr. Hampton said not yet, but there has been some preliminary interest from some seniors.

Commissioner Stephenson asked if they had considered any other locations in the town center area. Mr. Hampton said no they have not. Commissioner Bond suggested they look for a location on Iron Horse Boulevard (i.e. near the playscape) as they would have better conditions with sun and possible water accessibility. She suggested that he speak with Gerard Toner.

Commissioner Stephenson said that the Board is enthusiastic about the idea, and it is something that they would like to see happen, but he personally feels that this would really detract from the presentation of the Town Hall as it would also from Eno Memorial Hall. He wishes there was somewhere else in town that they could consider as it is a great idea.

A Commissioner said that he feels 2-foot high pressure treated lumber on the town site is inappropriate considering where it is, and considering the architecture at this location and also the traffic. He also said that if nobody comes to take care of the garden, it would either have to be taken out, or some town employee would have to take care of it.

Commissioner Gray mentioned that Mr. Hampton could try the Historical Society property as a garden location. There is a lot of sun at the site and also water. He suggested that he look at it, and also talk to their Master Gardener. The Design Review Board and Mr. Peck agreed that this would be a good choice.

No action will be taken on this item.

#### IV. DISCUSSION

##### a. Overview of the Low Impact Development and Light Imprint Drainage Study by Morris Beacon Design.

Mr. Peck said that the consultant selected for this project is Jon Ford out of Morris Beacon Design out of Providence, Rhode Island. He has experience with low impact development, and also with integrating the concept of low impact development into new urbanism type town center planning. Mr. Peck distributed a copy of the slides from Mr. Ford's proposal to the DRB.

Mr. Peck said that the study itself is part of what was started when the Charrette began. There was a little bit of discussion of rain gardens and trying to get as much rain water back into the ground as soon as possible and as close to the site as possible. This study takes it a bit further and actually plugs a drainage module into the town center code. Mr. Peck said that they are not really sure yet whether the drainage module is going to be adopted into the zoning regulations or if it might be better as a stand alone code. Mr. Peck said that Mr. Ford will be back at least two more times. He will return in the middle of the study when he gets a draft prepared, and again at the end for the final presentation where the public will see the whole concept.

Chairman Dahlquist asked if the deliverable will be with specific graphics saying that at a specific site this would be what needs to be done in that area, or will it be more of a general approach giving general guidelines. Mr. Peck said that Mr. Ford has to look over the code that is already in place, and then work off of that. He feels that Mr. Ford's suggestions will be quite specific.

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Commissioner Bond said that there is a movement to do green roofs and green walls and asked if this concept would fit into Mr. Ford's approach. Mr. Peck said that in some places in the center of town green walls might be

appropriate, but does not know how many places you would find where green roofs would be appropriate.

Chairman Dahlquist said at the meeting there was concern from the Conservation Commission that they typically do not get to look at parking lots, and yet that is one of the big offenders of run off. Their expertise should be brought into play, or possibly a referral made to that Commission. Mr. Peck said that the Boards and Commissions should be plugged more into the process, and the applicants need to bring in people who know what is currently going on.

Mr. Peck told the DRB members to send him any questions or comments and he would pass them onto Mr. Ford.

b. Update on the Route 10 Traffic Corridor Study by CRCOG.

Chairman Dahlquist said that CRCOG and Fuss & O'Neill have published the beginnings of their draft report and are submitting it to the Steering Committee for comment. The next meeting is next week and will be either Wednesday or Thursday (day not set). The report has a lot of graphics and data in it. He said that he feels they need to tighten up the purpose of what they are doing, and not going to be doing as part of this report. Chairman Dahlquist said that they have gone through an analysis of the primary areas along the Route 10 Corridor that remain to be built out. In terms of acreage, they have done the mathematics to convert the acreage to types of use pulled out of the POCD. They have also come up with an analysis of what the potential build out is along the Route 10 Corridor. In the next 20 years the approximate build out on property abutting the Route 10 corridor is between one million to 1.4 million square feet of development. The goal is to maintain a two lane Route 10 configuration as it is now, and to supplement some of that with networks of road that are either parallel roads or roads that connect.

V. CORRESPONDENCE

None

VI. STAFF REPORTS

None

VII. APPROVAL OF MINUTES of May 10, 2011

Commissioner Carroll moved to approve the minutes of May 10, 2011 as presented. The motion was seconded by Commissioner Gray and passed unanimously.

VIII. ADJOURNMENT

Commissioner Gray moved to adjourn the meeting at 6:45 p.m. The motion was seconded by Commissioner Stephenson and passed unanimously.

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Kevin Gray, Secretary