

From: Lois Laczko July 19, 2010 9:28:41 AM
Subject: Design Review Board Minutes 06/22/2010 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
June 22, 2010
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: Kevin Gray, Rita Bond, William Gardner, Mark Naccarato, Charles Stephenson, John Stewart, Anthony Drapelick, Rick Schoenhardt, and John Carroll. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

No alternates were needed.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. 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 (continued from meeting held on June 8, 2010)

Mr. Myslow distributed a photograph of the proposed sign for the Board member's review. He stated that, at the last meeting, this Board did not feel that the size of the proposed sign was appropriate. The property owner asked also that the sign not infringe on the roofline, which was another suggestion from this Board.

Mr. Myslow stated that he has the original barber pole and also an open flag that he would like to use in front of the building. He stated that the goal is to put the original barber pole in place and he also has a professional logo for the sign. Although he did look at all of the possible alternatives, he feels that this sign needs north/south exposure.

Mr. Myslow stated that he would like to put the sign closer to the Sycamore tree rather than the Post Office. The proposed sign will be fully on this property.

Chairman Dahlquist stated that this Board looks at the location of signs to make sure no site lines are blocked; how it relates to the architecture of the building; and the graphics. He stated that the web address on the sign would be advertising and needs to be removed. Chairman Dahlquist stated that his first reaction to this sign is not positive, although he was not at the last meeting and would like to hear more about the discussions that have already taken place regarding alternatives.

Commissioner Gardner stated that the previous owners have always had their sign on the building.

Commissioner Stewart stated that he feels having the original barber pole is great. He feels that this applicant has a unique situation because the location of this building is at the gateway to Town. This sign needs to be sensitive to that.

Commissioner Stephenson stated that the photograph that was distributed to the Board regarding the location of the proposed sign is not accurate in size.

Commissioner Schoenhardt stated that he would like to see the sign on the building. He feels that the open flag and barber pole would let customers know that the barber shop is there. He also suggested that the sign could be placed on the stair railing to replace the temporary sign.

Mr. Myslow stated that there are several competitors in Town that have signs on the street.

Commissioner Carroll stated that the facade of this building has a great deal of character. He feels that the sign has no character; it does not belong.

Commissioner Bond stated that graphically, this sign is cluttered. She suggested that the sign be simplified.

Commissioner Stephenson stated that he feels that the sign should be on the building or attached to the railing. He feels the graphics on the sign are fine, but would not want it to be freestanding.

Regarding the visibility of the sign, Commissioner Stewart stated that this is a slow intersection and he feels that many people will see the sign if it was on the building.

As an alternative, Mr. Myslow asked the Board to consider the sign be on the white space to the right of the entrance. Mr. Peck stated that he would work with the applicant regarding this suggestion.

Commissioner Stephenson made a motion that, regarding the application of June H. Mackay, Hogblon Properties, Owner, Mark Heinri, Agent, for Signage at the Weatogue Barbershop, on property located at 370 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) the sign will not be freestanding as shown on the application, it will be applied to the building to the right of the window as it is faced from the street; 2) the owner has stated that he will consider having the sign maker round the sign corners to be more consistent with the shapes of the roof of the building; 3) there will be a small light above the sign to illuminate the sign for purposes of nighttime identification; 4) the website will be removed from the sign as shown on the plans. Commissioner Stewart seconded the motion, which was unanimously approved.

b. Application of Gerald J. Hansen, President Home Owners Association, requesting a Site Plan Amendment for a new sign on property located at Hopmeadow Place, 1 West Street. SCZD Zone

Mr. Hansen stated that Hopmeadow Place opened in 2005; all of the units have been sold. There are five units that are currently up for sale and they would like to change the image of this community with this proposed sign.

Commissioner Naccarato questioned if the street address is indicated anywhere at the entrance. Mr. Hansen stated that the address is indicated on the fence, which is at the entrance.

Chairman Dahlquist questioned if the proposed sign location hinders the site lines. Mr. Hansen stated that the sign would be approximately 11 feet from the curb. The sign is also a way to identify the driveway.

Chairman Dahlquist stated that this Board tries to reinforce the architecture when dealing with signs. He suggested moving the sign on the building or near the turn around. He feels that the freestanding sign complicates what is already a beautiful location. He stated that another suggestion is to incorporate the sign on the existing fence.

Chairman Dahlquist stated the he feels the graphics of the sign are very nice and the information on the sign is appropriate. The dimensions of the

proposed sign are 52" wide and 30" tall. He questioned if there was any lighting associated with this application. Mr. Hansen stated that there would not be any lighting associated with this sign.

Commissioner Carroll stated that this Board discourages advertising on signs. He feels that this sign is for advertising purposes. He feels that this Board needs to be consistent in terms of signage. Chairman Dahlquist stated that he feels this sign is for identification; the Board agreed.

Commissioner Stewart stated that some of the elements on this site have been incorporated into the sign. He suggested putting a planting bed around the sign in a circular design to match the existing elements if the sign will be placed in this proposed location.

Commissioner Schoenhardt suggested putting the sign at the end of the curved wall if the site lines would allow. This would help unify all of the elements. Mr. Hansen stated that he would agree to this location.

Mr. Peck stated that the key issue is the site line. Traffic is heavy at certain times of the day in this area. The Town Engineer and the Public Works Director will need to look at this to make sure this will be a safe location for the sign.

Commissioner Gray made a motion that, regarding the application of Gerald J. Hansen, President Home Owners Association, requesting a Site Plan Amendment for a new sign on property located at Hopmeadow Place, 1 West 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) the sign be moved so that it is a continuation of the western stone pier closest to Hopmeadow Street; 2) the sign be incorporated into the landscape. Commissioner Stewart seconded the motion, which was unanimously approved.

As a design consideration, Chairman Dahlquist stated that the Design Review Board would ask the applicant to submit a drawing of the location to the Director of Planning and the evaluation of the location, for safety purposes, will be done in the field by the Town Engineer or the Director of Planning to determine that site lines have not been violated at this particular location. In the event that there is any disturbance of the site lines, then the sign will be moved to the west and further back from the road sufficiently in order to open up the site lines.

IV. INFORMAL PRESENTATION by Ron Janeczko, Land Works Development, on

potential development at 75 – 77 West Street, and Lots 19 & 24 on Grist Mill Road.

Mr. Peck stated that this is an informal pre-application discussion; there is no application submitted at this time. This presentation is being done in order for the developer to get feedback from Commissions and Boards.

Mr. Janeczko showed the Board members the general plan of the sites and their relationship to the Town Center. He stated that they envision the Mill building being office and restaurant use; the parking will be reworked. They would also be proposing townhouses and larger multi-family buildings.

Mr. Janeczko stated that as you enter the community there is a mail center. The entrance road is a spine type road with an urban feel. There will be on street parallel parking with street trees and sidewalks on both sides. There will be 20 townhomes with garages with guest parking. The larger building will have 12 units each. These 12 unit buildings will have garages and private entrances. He stated that they will also be proposing Towers between some of the buildings, which will incorporate some of the open areas. These Towers are single family dwellings.

Mr. Janeczko stated that the drainage will be low impact development with rain gardens. Fuss and O'Neil will be handling all of the traffic and civil issues. They anticipate no problems.

In response to a question from Commissioner Stephenson, Mr. Janeczko stated that the pedestrian access is very important. There are sidewalk systems from the residential units that filter to the footbridge. They will also build a tunnel through the middle of the Mill building for pedestrians. People would go through Waterfall Way down to Hopmeadow Street and to the Town Center.

Mr. Kemper, Kemper Associates, stated that the exterior of the Mill Building will be staying the same as what is currently there. Regarding the townhouses, they have tried to create both the back and fronts of these building to be aesthetically pleasing. They have also picked up elements from the Mill building. Regarding the multi-unit building, the garage doors will not be seen from certain viewpoints; parking will be screen from pedestrians. Again, they are using elements from the Mill building and incorporating them in these units. Mr. Kemper stated that it is important to break up the masses of the buildings. He would like to have the buildings one color like the Mill building. Regarding the Tower units, he stated that they are thinking about metal roofs; some balconies on the multi-unit buildings will also have metal roofs.

Mr. Janeczko stated that they would like to submit this as an application in the near future.

Chairman Dahlquist stated that this development uses a lot of repetitive forms throughout the site. He suggested the possibility of breaking up the massing to have some larger and smaller. Mr. Janeczko stated that this is not a large site; there are only room for six buildings.

Commissioner Gray suggested that this development also take elements from some of the Ensign Bickford housing as well as the Mill building.

Commissioner Naccarato stated that the Tower buildings are interesting and would suggest having one or two, although he feels the repetition is overbearing. He would also like to see one become a carriage house to break up some of the consistency.

Commissioner Stewart feels that this development is a strong concept. He likes the townhouses. He suggested using sustainable pavement within the development.

Chairman Dahlquist stated that he would like the developer to come back for more discussion or possibly another informal presentation.

V. DISCUSSION

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

There was no discussion.

VI. CORRESPONDENCE

There were none.

VII. STAFF REPORTS

There were none.

VIII. APPROVAL OF MINUTES of June 8, 2010 meeting

Several edits were made to the minutes.

Commissioner Stephenson made a motion to approve the June 8, 2010 as amended. Commissioner Drapelick seconded the motion, which was approved. Chairman Dahlquist abstained.

IX. ADJOURNMENT

Commissioner Drapelick made a motion to adjourn the meeting at 7:02 p.m.
Commissioner Stewart seconded the motion, which was unanimously approved.