

From: Lois Laczko November 2, 2009 9:52:03 AM
Subject: Design Review Board Minutes 09/22/2009 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

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

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioner Carroll to serve in the absence of Commissioner Stewart.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Thomas R. Evans, Owner, Leonard Bourbeau, Agent, for a Site Plan Amendment for renovations at the WasaB Restaurant located on property at 142 Hopmeadow Street. B-1 Zone (Map F-18, Block 154, Lots 007A and 8A)

Mr. Bourbeau stated that the owner would like to do some repairs to the building. There are two glass structures in front of the building, which leak. Termites are also getting in and causing damage. He stated that the owner would like to rebuild the walls where the glass is. The walls would be carried around to the corner to hide the air conditioners. Mr. Bourbeau stated that they would also be taking down the awning in front and not replacing it. He stated that the footprint of the building would remain the same. The owner would just like the front of the building to look better.

Chairman Dahlquist questioned if the owner would be matching the existing

siding. Mr. Bourbeau stated that they would be replacing the existing siding with clapboard on the whole building, except for the back side. They would like to give the building a colonial look. He stated that the owner would also like to hide the air handlers on the building in the back, although they have not come up with a good solution for that as of yet.

Commissioner Gray questioned if the building had a front and back entrance. Mr. Bourbeau stated that there are two entrances, although most people use the back entrance from the parking lot. He stated that they may come back before the Design Review Board for a side entrance.

Chairman Dahlquist questioned if there was a sidewalk in front of the building. Mr. Bourbeau stated that there is a sidewalk from the front door to the parking lot.

Chairman Dahlquist questioned if there were any changes to the parking area regarding lighting or signage. Mr. Bourbeau stated that there was not. Commissioner Naccarato questioned if they would be replacing the signage on the awning that they would be taking down. Mr. Bourbeau stated that there is currently signage by the road. They will be back before this Board if more signage was needed.

Mr. Bourbeau showed the Board members a sample of the black roof shingles. He stated that they will be using this for the entire roof.

Commissioner Schoenhardt stated that he is in favor of the changes to the glass enclosure. He is also glad to see the building fixed up.

Commissioner Gray stated that he is not opposed to these changes, although he feels it is non-descript. He suggested using more of a residential window. Mr. Bourbeau stated that he could ask the owner to do this. Chairman Dahlquist questioned if there were existing windows on the side of the building. Mr. Bourbeau stated that there were existing windows. If these windows are replaced, they would be replacing them with the same style window.

Commissioner Naccarato questioned how the applicant came up with the pattern for the windows on the front façade. Mr. Bourbeau stated that they are trying to keep the windows higher so the snow does not hit them in the wintertime. Because the building is so close to the road, the snow plow pushes the snow directly into the existing windows.

Commissioner Stephenson questioned what the height of the sills were on the side windows. Mr. Evans, owner, stated that the sills are table height. After a small discussion, the Board members agreed that the same windows should be used throughout the building. Chairman Dahlquist suggested that

the windows be spaced evenly throughout the building.

Mr. Evans stated that he would like to install double hung windows. He stated that he is trying to stabilize the building at this point.

Chairman Dahlquist stated that he does not have any objection to removing the skylights and installing matching windows in terms of vertical height, evenly spaced. He stated that the owner would be installing clapboard on all visible surfaces of the building and replacing the roof. He stated that the Board could require screening of the air conditioner units. He stated that they do this for new construction. Commissioner Stephenson stated that because this is not new construction, he would not want to make this part of the approval. He feels that the improvements that the owner wants to make to the building are good. Commissioner Gray encouraged the owner to screen the units.

Commissioner Naccarato made a motion that, regarding the application of Thomas R. Evans, Owner, Leonard Bourbeau, Agent, for a Site Plan Amendment for renovations at the WasaB Restaurant located on property at 142 Hopmeadow Street. B-1 Zone, 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 with the following modifications: 1) that the windows match the proposed double hung windows on the side of the building and that they be equally spaced on each side of the entrance door; 2) new clapboard siding will replace all of the exposed surfaces on the exterior that are visible from Hopmeadow Street; 3) the rooftop heating and cooling unit closest to the road be either concealed or relocated and sealed underneath the new roof and that the entire roof be re-shingled with the sample proposed; and 4) new proposed roofline should be consistent with the sketch entitled, "WasaB Restaurant Alterations", drawing A-1, dated 9/22/09. Commissioner Gray seconded the motion.

Commissioner Carroll stated his concerns with the procedure. He stated that this Board normally requires the applicant, for major renovations, to give colors and additional samples. Although he understands that this structure needs to be dealt with, he feels that the Board should ask the applicant to return to this Board in order to show them how they will deal with what has been recommended to them.

Mr. Bourbeau stated that the color samples were submitted. They will be using Twilight Gold for the exterior of the building and white trim. The windows will be an Anderson vinyl clad white window. Commissioner Carroll questioned what design window would be used. Mr. Bourbeau stated that they would be installing a double hung window, 6 over 6, which is a typical light pattern.

Chairman Dahlquist stated that the Design Review Board usually requires more information than what is being presented by the applicant tonight. They would also like to see an upgraded drawing to scale to show the proposed windows. Mr. Evans stated that he would agree to a 6 over 6 window, which could be a condition of the approval.

Mr. Peck stated that this application is scheduled to go to the Zoning Commission on October 5th. Town staff would be willing to work with the Chairman or a Subcommittee of this Board regarding their remaining concerns. Chairman Dahlquist stated that he would like the applicant to submit a drawing showing what will be built. He will be willing to look the drawing over with Mr. Peck. Commissioner Carroll agreed that this would be fine.

Commissioner Gray made an amendment to the motion that the applicant resubmit plans for approval by the Town staff and Chairman of the Design Review Board. Commissioner Gardner seconded the amendment, which was unanimously approved.

The original motion was unanimously approved.

As a design consideration, Chairman Dahlquist stated that the various items indicated in the motion were items that were part of a verbal communication with the owner and the builder and because they did not appear on the drawings, the Design Review Board thought it would be valuable to state what the major changes are in this project.

Commissioner Stephenson made a motion to amend the agenda to add two informal discussions. Commissioner Gardner seconded the motion, which was unanimously approved.

a. Proposed sign placement for the Simsbury Town Offices, 933 Hopmeadow Street

Mr. Peck stated the Public Works Director would like to relocate the existing sign on the front lawn of the Town Hall building. He stated that they would be using the same sign. The sign is currently behind a tree on the lawn. They would like to move the sign closer to the road in front of the tree. He stated that the sign would be out of the right-of-way. Mr. Peck stated that the only other change would be that Public Works would like to paint the sign to match the clock. The colors of the sign would be black with gold lettering. Mr. Peck stated that, currently, there is one light on the sign. They would be using this same light in the new location. Also, the plantings would be relocated as well. The Public Works Director would like to move the sign this fall.

Mr. Peck stated that the Massaco Plantation sign, which is located near the Town Hall driveway, is being refurbished. He showed the members the proposed new location for this sign, which is near the sidewalk.

Commissioner Stephenson made a motion that the application of proposed sign placement for the Simsbury Town Offices, 933 Hopmeadow Street, taken as a final application. Commissioner Carroll seconded the motion, which was unanimously approved.

Commissioner Stephenson made a motion that, regarding the application of proposed sign placement for the Simsbury Town Office, 933 Hopmeadow Street, 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 dated 8/2009, Plan #1. It is the understanding of the Design Review Board that the lighting fixture will be moved as well. As part of this proposal, the Bicentennial sign will be relocated as shown on this same plan. Commissioner Gray seconded the motion, which was unanimously approved.

b. Proposed sign for Town Farm Dairy property

Mr. Peck stated that the Town would like to place an oval sign parallel to Wolcott Road, further down than the current sign. He showed the Board members the location of the proposed sign on the plans. The new sign will say, "Town of Simsbury, Property Donated By...". Mr. Peck stated that the shape of the sign is an oval shape like the Gateway signs, although this sign will be turned on its side. The sign will be painted wood.

Commissioner Stephenson questioned why the sign was not further up by the entrance. Mr. Peck stated that the Community Farm would like their sign in that location near the driveway. They would like the signs further away from each other.

Commissioner Naccarato stated that this is a lot of signage for a farm. Chairman Dahlquist agreed. He questioned if both signs could be incorporated into one sign. Mr. Peck stated that they could not incorporate these into one sign because these are two different entities.

Commissioner Carroll stated that either all of the farms in Town should have this type of sign or none of them should.

Commissioner Naccarato stated that he felt a plaque in the parking lot would be more appropriate.

Chairman Dahlquist stated that, as an informal application, the

recommendation of the Design Review Board would be that the location should be more specific and the applicant should explain why it will be going in at that certain location. The Design Review Board is not partial to just any sign for the sake of having a sign.

Chairman Dahlquist stated that no action will be taken on this informal application.

IV. DISCUSSION

Charrette

Chairman Dahlquist stated that he attended the Charrette on a daily basis. He stated that the Design Review Board's role may be expanded in that the designs for the Town Center were specific to fill the remaining spaces. He stated that although the footprints were not exact, they told of the approximate density, etc. Chairman Dahlquist stated that Code Studio will be back for a final presentation with the Zoning Commission.

Mr. Peck stated that the Town wanted the consultant to come back several times, although because of the budget cuts, they may only be back once.

Mr. Peck stated that it is important to note that this code only applies to the Town Center. A component of the plan is for the Design Review Board to have more of a role in the Site Plan approval process. Chairman Dahlquist stated that because of this new role, he feels that the Design Review Board will need to do a better job in terms of formulating information that is passed on to the Zoning Commission.

Mr. Peck stated that, regarding the southern end of the study area, the plan shows a pond near the Simsbury Public Library and a pedestrian bridge over the pond. The plan also shows a redevelopment of Fitzgerald's. Chairman Dahlquist stated that the consultant's rational was to preserve the character along Hopmeadow Street and also look at Iron Horse Boulevard for denser development, however, preserve the special aspects of Hopmeadow Street.

Mr. Peck stated that a lot of the improvements in the plan are to local streets. He stated that DOT sent four people to the Charrette process. There were bump-outs on the plans that would need to get DOT approval. Chairman Dahlquist stated that the Charrette consultant seemed to get all of the various agencies involved in this process. The DOT was very interested in the traffic calming aspect in the Town Center.

The Board discussed the Simscroft site. Mr. Peck stated that this site is seen as a residential component. There are also proposed residential units

behind Schultz Park, although a deed restriction may not allow that to happen.

Chairman Dahlquist stated that the plan shows a water feature at each end of Hopmeadow Street. Mr. Peck stated that these serve as a way to control storm water.

Regarding the Incentive Housing Zone, Mr. Peck stated that they are trying to decide if this will fit into the Charrette. He stated that they need to look at all of the options to see if this is an appropriate option for residential.

V. CORRESPONDENCE

Mr. Peck stated that the Board members received a document regarding East/West Solutions regarding power lines. He stated that a presentation was made to the Board of Selectmen regarding this improvement project. Although the power lines will be getting larger, they will stay within the existing corridors.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of July 14, 2009 and September 8, 2009

Commissioner Gray made a motion to approve the July 14, 2009 minutes as written. Commissioner Gardner seconded the motion, which was unanimously approved.

The minutes from the September 8, 2009 meeting were tabled until the next regularly scheduled meeting.

VIII. ADJOURNMENT

Commissioner Gardner made a motion to adjourn the meeting at 7:00 p.m. Commissioner Gray seconded the motion, which was unanimously approved.