

From: Lois Laczko October 20, 2008 9:37:49 AM
Subject: Design Review Board Minutes 09/23/2008 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
September 23, 2008
Regular Meeting

I. CALL TO ORDER

Chairman Dahlquist called the meeting to order at 5:34 PM in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Kevin Gray, Rick Schoenhardt, Rita Bond and Mark Naccarato. John Carroll arrived at 6:15 PM. Also present were Mr. Hiram Peck, Director of Planning, and Alison Sturgeon, Commission Clerk.

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioner Bond to serve in the absence of Commissioner Gardner.

III. PRESENTATION, DISCUSSION AND POSSIBLE VOTE

a. Application of David Richman, DARLAR - Owner, Charlie Kaylor, Kaylor Real Estate, LLC - Agent, for placement of additional Signage on property located at 730 Hopmeadow Street. SCZA-Zone.

Mr. Kaylor showed the Board members a color copy of the new proposed sign. He stated that the new sign is burgundy like the existing signage on the building. Mr. Kaylor stated that he was please with the changes.

Chairman Dahlquist stated that they could not approve the first proposed sign because of the color; it did not comply with the unified sign theme on the building. He questioned if the proposed sign was the same size for the same proposed location. Mr. Kaylor stated that the sign and location were staying the same.

Commissioner Gray questioned if any lighting was being proposed. Mr.

Kaylor stated that the only lighting would be what exists on the building already.

Commissioner Gray made a motion that the following referral be made to the Zoning Commission: that the Design Review Board finds this application in its current form to be generally consistent with the Guidelines for Community Design and recommends approval by the Zoning Commission based on information presented on a picture dated 9/23/08 with the understanding that there is no lighting involved with this application. Commissioner Bond seconded the motion, which was unanimously approved.

b. Review of revised plans for new business/residential building on property located at Simsmore Square, 524 Hopmeadow Street. B-2 Zone.

Chairman Dahlquist stated that it would be very helpful if the applicant gave the Design Review Board members their information in advance, as well as to Town staff. He stated that this Board also likes to get an informal review of the application, if possible, to have early input so that the final application will go smoothly and quickly.

Mr. Kirk Bostwick of Bostwick Architects, LLC, stated that this is a modular building with stick framing of the porch, deck and stairwells. He stated that they have added the decks to meet codes. The added decks are on the first level, which are shown on the elevation sheets. He stated that the floor plans are not changing.

Mr. Bostwick stated that they looked at the elevations per the comments that came from the Design Review Board at the last meeting. He stated that they have since dressed up the columns with some stones and have showed the railings and how the stairs worked. The opening from the rear stair could not have happened the way it was previously shown on the drawings; it now comes out from underneath the deck so it is protected. Mr. Bostwick stated that he has also added windows into the landings of the stairs. He stated that, in the rear, they could not get the windows to line up with the floor level because of the landings; they did not want the windows opening up onto the decks.

Mr. Bostwick showed samples of the railing, roof shingles and siding to the Board members. He stated that the siding will be white on white for the whole building with vinyl clad windows. Commissioner Bond questioned if this was similar to the other buildings on the property. Mr. Nord Christensen, agent for this application, stated that the building to the north has a weathered wood, which is a little darker than what they are proposing. The building to the south is black, although that roof will be replaced in the near future.

Chairman Dahlquist questioned if there was any lighting being proposed. Mr. Christensen stated that they would like to put can lighting on the porches or maybe a wall bracket light near the door; this is a means of egress that needs to have lighting.

Commissioner Gray questioned if, for the first deck, the only access would be off the tower. Mr. Bostwick stated that they are still reviewing this. He believes that the doors should be incorporated with the modular building and eliminate one of the three panes of windows on either side to make that a door which swings onto the deck.

Commissioner Naccarato stated that he feels this is a better proportion to the deck. Commissioner Gray questioned if the doors would match up with the residential above. Mr. Bostwick stated that they would not quite line up.

Commissioner Naccarato questioned if the mechanical equipment would be vented through the walls. Mr. Christensen stated that he was not sure. He is urging the owner to go to high efficiency using PVC piping. Commissioner Gray questioned if there would be central air conditioning for the residential units. Mr. Christensen stated that he is, again, urging the owner to install central air for each unit.

Commissioner Naccarato made a motion that the following referral be made to the Zoning Commission: that the Design Review Board finds this application in its current form to be generally consistent with the Guidelines for Community Design and recommends approval by the Zoning Commission with information as presented on drawings A-1 through A-6, dated 9/23/08 and the approval of Silver Line Windows, Series 3000/3900; Siding as manufactured by Vision Pro Vinyl Siding (.040" thickness, color - white, 4" exposure to weather); and roof shingles manufactured by Tamco, Heritage Series (Color - Old English Pewter); vinyl railing to comply with code requirements for height and baluster spacing. There is an option, proposed by the applicant, that an alternative door replacement on the ground floor plan would match the door location on the basement level plan from the building out onto the deck in the rear of the building. With this option, the stair enclosure would then project out approximately 14' versus 15'5". Commissioner Gray seconded the motion, which was unanimously approved.

As a design consideration, Chairman Dahlquist stated that the understanding is that the mechanical equipment will be minimal; there will be nothing except vent piping coming through the roof and there will be no exterior lighting other than basic code requirements for egress lighting on the building.

IV. DISCUSSION

a. Discuss possible questions for the Charrette respondents' interview

Chairman Dahlquist stated that the interview process will begin tomorrow, September 24th at 10 a.m. in the Program Room at the Library. These interviews will be open to the public. They will be interviewing 2 consultants tomorrow and the third consultant on Monday, September 29th.

Mr. Peck handed out a list of potential questions to the Board members.

Chairman Dahlquist stated that the Board of Finance is still not fully on board with the Charrette process. They would still like to have a public hearing to get public input. Mr. Peck stated that he had suggested to the Board of Finance that a public hearing could be held on October 2nd at Eno Memorial Hall because they wanted more information from the public regarding transferring of funds and what the public thought about a Charrette. Mr. Peck stated that he did not get a response from any member of the Board of Finance. Chairman Dahlquist believes that the Board of Finance would like to put the Charrette process off until the next fiscal year.

Mr. Peck stated that the Land Use Commissions understand and are closer to the Charrette process; they know the pressures better. He stated that he is not sure if the Board of Finance understands the pressures of how some of these undeveloped properties in Simsbury could look like in the future if the Charrette is not done.

Commissioner Bond questioned if the Charrette was only for the Town Center. Mr. Peck stated that the consultant's main focus would be the Town Center, although the Town has asked the consultants to look at the northern and southern gateways also. He stated that the end result will be a form-based code for the Center with strong suggestions with regard to the north and south. Mr. Peck stated that some residents are more concerned with the Town Center while others are more concerned with the northern or southern gateways. He is hopeful that the consultant can get all of the information that is needed, along with the public opinion poll, and focus on what Simsbury needs.

Commissioner Schoenhardt suggested that the questions should be prioritized prior to the interviews. Mr. Peck stated that some of the questions might also be answered during the consultant's presentation. Chairman Dahlquist stated that he believes that the question and answer period is the most important part of the interview.

Chairman Dahlquist stated that he hopes the Charrette Sub-Committee will go

over all of the information submitted by the consultants prior to the interviews. He feels that the key to the Charrette is how well the consultants interact with people, which he feels will come out during the question and answer portion.

Chairman Dahlquist stated that it is unfortunate that the Board of Finance will not be represented at the interviews. He feels that everyone should be there; it will be an educational process where people can learn a lot. He also stated that a moderator would be helpful so that everything will be covered and there will be no overlapping of questions.

Chairman Dahlquist questioned if the consultants would be touring Simsbury. Mr. Peck stated that there are consultants here in Town already and they will be looking around, which will help them to be well informed.

b. Review of the Riverview banquet facility project - site, architecture and signage

Chairman Dahlquist stated that at a previous meeting, the Board had discussed reviewing past projects after their completion. This would enable the Board to see if the applicant met their expectations.

The Board discussed how information from the Design Review Board gets to the Zoning Commission. It was suggested that more than minutes be provided to the Zoning Commission or possibly a checklist, which might be easier for them to review. Mr. Peck stated that the Zoning Commission often asks the applicant if there were any issues with regard to the Design Review Board. He stated that if the recommendations are made clear in the minutes, they understand what took place at the meetings. Chairman Dahlquist stated that the Design Review Board motions should be simple but definitive from a design standpoint. Commissioner Schoenhardt stated that he would like to be informed when and if the Zoning Commission deviates from their recommendations. Commissioner Carroll stated that he would like to be informed of what conditions the Zoning Commission places on the applications. Mr. Peck stated that he would provide this Board with a copy of the decision letters.

Commissioner Gray stated that this Board has tried to make a checklist many times in order to standardize the applications; the Design Review Board has not always been consistent. He feels that a checklist will help. Chairman Dahlquist stated that a checklist will also be helpful for other issues. Their meetings are short and they only usually have 15-20 minutes for each application. The checklist will help them look at the application as a whole, not only what stands out as concerns.

Regarding the Riverview, Mr. Peck stated that he would like the opinion of

the Design Review Board regarding the screening between Mitchell's car wash and the Riverview and also regarding additional signage. Regarding the screening, a fence was to be erected at the top of the bank. He was told that this was recently installed. If the fence was installed, he would like to know what the Board members thought; if it is not installed, he questioned what the Board members felt regarding what people saw as they walk out of the Riverview. Regarding additional signage, Mr. Peck stated that the Riverview has requested additional signage on the Town right-of-way. The applicant feels that people are having a difficult time seeing their sign. Mr. Peck stated that the Board of Selectmen has given their approval on several different signs, although the Zoning Commission might have issues with a commercial sign in a residential zone. He asked for the Board member's thoughts regarding an appropriate design for a commercial sign on this residential property.

Commissioner Carroll stated that one option might be to change the street name to Riverview Street.

Regarding the fencing, Commissioner Bond stated that the fencing is to provide screening from the car wash, although this area needs to be cleaned up.

The Board discussed the different aspects of the Riverview that they were disappointed in. Commissioner Gray stated that he was very disappointed in the tents, which were not part of the original design. He feels that something should have been built in to the architecture. The applicant should have known that they would be having outdoor activities at their facility.

Chairman Dahlquist stated that this was a very difficult site to put this building on. He stated that he was disappointed in the parking location, although there were not any other options. He stated that a strong point was the way they preserved the trees. Commissioner Naccarato stated that he was not expecting the view to be this way; the perception from inside the building is probably very limited. Commissioner Schoenhardt feels that the tree plantings look ridiculous where they are used for screening. He feels they are too uniformed; there should be more of a variety. Chairman Dahlquist also felt that another weakness was that there is not enough landscaping in the parking area, although this was probably done for snow plow reasons.

Commissioner Schoenhardt stated that this Board missed the screening of the mechanical equipment during the review of this application. Commissioner Gray stated that this is something that they should add to the checklist because the applicant is not always thinking about this so early on in the process.

Regarding the architecture, Chairman Dahlquist stated that he was disappointed in the color scheme the Riverview chose. Commissioner Schoenhardt stated that he was also disappointed in some of the architectural details. Commissioner Naccarato stated that when this application was before them, he thought the renderings indicated windows in the tower. What they have there now, he feels, does not work well.

Chairman Dahlquist stated that the Riverview, overall, is good for Simsbury; they have a very good reputation throughout the community.

V. CORRESPONDENCE

There was none.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of July 29, 2008 and September 9, 2008

Regarding the July 29, 2008 minutes, Commissioner Bond stated that her name did not appear at the top of the minutes.

Commissioner Schoenhardt made a motion to approve the July 29, 2008 minutes as amended. Commissioner Gray seconded the motion, which was approved. Commissioner Carroll abstained.

Commissioner Gray made a motion to approve the September 9, 2008 minutes as written. Commissioner Schoenhardt seconded the motion, which was approved. Commissioners Naccarato and Bond abstained.

VIII. ADJOURNMENT

Commissioner Schoenhardt made a motion to adjourn the meeting at 6:58 p.m. Commissioner Bond seconded the motion, which was unanimously approved.

