

From: Lois Laczko November 2, 2011 2:06:29 PM  
Subject: Design Review Board Minutes 10/11/2011 ADOPTED  
To: SimsburyCT\_DesignMin  
Cc:

DESIGN REVIEW BOARD MINUTES  
OCTOBER 11, 2011  
REGULAR MEETING

I. CALL TO ORDER

Emil Dahlquist, Chairman, called the Design Review Board meeting to order at 5:31 p.m. in the Main Meeting Room of the Simsbury Town Offices. The following members were present: John Carroll, Anthony Drapelick, Rick Schoenhardt, Kevin E. Gray, Rita Bond and John Stewart. Also in attendance were Hiram Peck, Director of Planning, Janis Prifti, Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioner Bond as an alternate for William Gardner, Commissioner Drapelick as an alternate for Charles Stephenson, and Commissioner Carroll as an alternate for Mark Naccarato.

III. SUBSTITUTIONS FOR DRAKE HILL PLAZA PEDESTRIAN LIGHTING - DISCUSSION BY STEVE WALKER, GROVE CAPITAL, LLC.

Mr. Walker did not appear.

Chairman Dahlquist stated Dean Johnson, Streetscape Designer, asked if DRB had reviewed the Drake Hill lighting. Mr. Peck checked the file for the approval to LADA which was given for the 'Simsbury Lamp'; DRB wanted a family of fixtures to work together as dark sky lamps. Chairman Dahlquist said the fixture actually installed has a lot of glare and is not what was approved; LADA stated they are no longer involved. Chairman Dahlquist said the owner was asked to attend tonight's meeting. Commissioner Stewart added the glossy black pole color is not in harmony with green poles on the street - all the poles are different. The Commissioners discussed whether to issue the C of O. Mr. Peck recommended accepting a bond for the amount to get it straightened out if the rest of the development is ready to go in order to not hold them up. The consensus was that the DRB should send them a letter inviting them to provide input. Mr. Peck stated the official letter should probably come from the Zoning Commission and they should be

made aware of DRB's concerns. He suggested giving them another meeting opportunity. Commissioner Schoenhardt stated it should be made clear to them the issue is the style of the fixture and that they are not in compliance with what was approved. Mr. Peck stated he would contact them tomorrow and draft a letter for Board approval.

#### IV. DISCUSSION

##### a. Update on the Route 10 Traffic Corridor Study by CRCOG

Mr. Peck said the Steering Committee has received final changes. He said tomorrow evening the Steering Committee will meet between 5:30-6:30 and hopefully endorse it; then at 7:00 p.m. the consultant will present it to the Board of Selectmen, hopefully for their endorsement; CRCOG would then be informed of their endorsements and it would go into the positive hopper for future grant applications. He said they've begun searching out grants for the Wolcott Road Extension and that the Dorsett Crossing people have integrated a roundabout they would construct in the next phase into their plan. He stated Dorsett Crossing will be back with a proposal for the site soon; they are talking to the Planning Commission on 10/25. He said the plan shows more buildings with apartments connected to the medical offices for people undergoing medical treatment. He added the Zoning Commission will hear a preliminary discussion Monday night after which an application will be made. Chairman Dahlquist asked whether they had renderings and sketches. Mr. Peck said they have changed to two one-story buildings. Chairman Dahlquist asked how project priority would be determined. Mr. Peck said it would be the availability of specific grant money combined with abutting property owners agreeing to participate in constructing a portion or giving a right of way. He said for the Wolcott Road Extension, there may be significant activity at Meadowood in about a year and it needs to be considered in their plan. He said for other parts of Town, a lot of planning would be needed.

Commissioner Carroll asked about Hopmeadow. Mr. Peck said the drainage channel underneath Hopmeadow is being cleaned out along with some trees. He said the area south of the barbershop will likely present a plan soon and are working on coverage issues of no more than 60% and getting barn back on their property.

#### INFORMAL PRESENTATION BY DICK WEBB OF CHA FOR WESTMINSTER SCHOOL TO CONSTRUCT A NEW ATHLETIC FIELD.

Commissioner Gray made a motion to amend the agenda to have an informal presentation for Westminster School. Commissioner Bond seconded the motion, and it was passed unanimously.

Dick Webb, Architect from CHA Sports, a sports engineering and design firm, presented a project to construct a multi-purpose synthetic turf field on the campus in a wooded area shown on drawings provided to the Commission. He said this location is insular and central to the campus and topographically depressed which visually minimizes the main 70-foot tall light poles; the closest light pole toward Westwood Drive and Westminster Cartway is 802 feet with no direct line of sight from Westwood Drive. He illustrated the zero foot candle measurement. He stated Winterset is over 1200 feet away with no direct sight line. He said the drawings illustrate the Musco Green Generation System which dramatically reduce the number of fixtures required to light the field; the competition event level of illumination is 50 foot candles with a lower level of 30 foot candles for practice. He said 12 fixtures are proposed for each light pole; Musco is a leader in dark sky initiative and the 70 foot height allows precise direction of light and the light is cutoff at 20-30 feet off the field.

Mr. Webb said there will be a fair amount of earth work and special stone will arrive; any top soil will stay on campus with no offsite trucking. He said the eastern side of the upper fields have been renovated in recent years and were considered for conversion, but the school wanted a more buffered location. He said since the synthetic turf health issues of 4-5 years ago, studies have been done by various states and cities to assess heavy metals, lead, VOCs, hydrocarbons, etc. and they have been proven safer than high-level maintained grass fields. Commissioner Stewart said there is even a field with 'antibiotic' type aspects. Mr. Webb said the life of the field averages 8 years depending on use. He said concerns about MERSA were not a result of the fields, but cultural practices of sharing of towels, etc.

Mr. Webb said drainage for the field includes a natural wooded detention area and will be collected and discharged to promote full infiltration; parking lot drainage will connect to an existing storm line which connects to a major infiltration area. He said there are 12 existing parking spaces with 24 additional proposed. He stated there is no formal bleacher viewing program, but there are informal areas because independent schools are more tempered for spectator sports. He said off the maintenance building drive is a 12 foot wide paved drive with a slide gate allowing emergency access. He stated an understated 6x12 foot scoreboard is proposed with no flashing signs, video or ads. Commissioner Gray asked about the comparison to Memorial Field. Mr. Webb stated this field is in a hollow with all the lights hooded and shielded and not like Memorial up on a hill with older technology. He said the foot candle readings drop quickly and once the light poles are up, before they are finally accepted, Musco will come out and make sure the readings are consistent and accepted. Commissioner Bond asked if the asphalt would be permeable. Mr. Webb said that is not proposed but effectively ends up that way because of the campus

infiltration system. Chairman Dahlquist asked for comparison, what ESPN uses as a lighting level. Mr. Webb stated it would be over 100; Yankee Stadium is over 400. He said the 50 foot candle level is the NCAA safety standard for Men's LaCrosse whereas Soccer requires a 30 foot candle. He said the decorative pavement is for alumni to put up a portable tent for coffee and refreshments.

Mr. Webb stated they have not met with the Westwood Neighbors. He said the poles are galvanized matte in sleeves over pre-cast concrete and are not shiny SS40 finish.

Mr. Peck thanked the Commission for hearing the informal and stated satisfaction with the proposal and recommended they move forward.

Commissioner Carroll made a motion to waive the formal application review and change this informal presentation to a formal presentation. Commissioner Stewart seconded the motion, and it was passed unanimously.

Commissioner Stewart made a motion we indicate to the Zoning Commission that the Design Review Board finds this proposal to be generally consistent with the guidelines for community design and recommends its approval in its current form as presented to the Design Review Board on October 11, 2011, the applicant being Westminster School for synthetic field improvements with drawings G-001, C-101, C-501 and 502, E-101, and E-501, dated 10/12/11. Commissioner Gray seconded the motion, and it was passed unanimously.

b. Update on Low Impact Development Guidelines

Mr. Peck said the LID Guidelines final meeting was held 9/29/11 and John Ford's final documents received; he is trying to reduce the very large documents to a manageable size. He said most of it pertains to Town Center with specific techniques for 3 sites' development illustrated by graphics. He stated there are ideas of paying into a Stormwater Bank and dealing with problems in context; an ordinance; a checklist with 3 parts for developers; and illustrative test site graphics. He said the information will likely be centralized in an LID booklet and referenced in all our regulations, e.g. Zoning, Planning, and Conservation.

Commissioner Gray asked about the final recommendation for Nod Road and Rte. 185. Mr. Peck said Nod Road comes north and 185 veers slightly with a new parking lot proposed between existing Nod Road and the river; there is a walkway under the bridge to a spot north of the bridge; on this side of the bridge a one-way road is proposed from 185 to the center of Weatogue behind the Day Care Center; the left turn off of Nod Road remains. Chairman Dahlquist said there are now two lanes traveling east with two

lanes continuing up the hill and a two-lane roundabout is planned sometime in the future. Commissioner Stewart said the roundabout presents an opportunity for an attractive well-planned entrance to the community.

Mr. Peck stated that for the Design Review Guidelines, Nori Winter and his team will be here Monday, 12/5; Tuesday, 12/6 and Wednesday, 12/7 and would like to meet with the DRB. The Commissioners agreed to meet with them on Tuesday, 12/6 at 5:30 p.m. Mr. Peck said there will be two focus groups on Tuesday, and at 7 p.m. a public workshop; on Wednesday an early morning strategy session, two more focus groups, and early afternoon departure. He will provide the Commission with any available handouts ahead of the meeting and confirm the exact schedule and meeting locations. He said they will focus on Town Center, property owners, and business owners somewhat, meet separately with DRB, then the other boards, and to make it clear to the public.

#### V. CORRESPONDENCE

Mr. Peck said there are four 1 1/2 hour Green Institute Land Use lectures (\$20 cost for all four) on Wednesday evenings on informational topics at the Burlington Town Hall. He said there is another one at CCSU on legal matters. Chairman Dahlquist mentioned the Boston AIA discussion of Collinsville - "What Makes A Village".

#### VI. STAFF REPORTS

None.

#### VII. APPROVAL OF MINUTES of September 27, 2011

Commissioner Schoenhardt made a motion to approve the September 27, 2011, minutes. Commissioner Stewart seconded the motion, and it was passed, with Commissioners Drapelick, Gray, and Bond abstaining.

#### VIII. ADJOURNMENT

Commissioner Drapelick made a motion to adjourn the meeting at 6:55 p.m. Commissioner Gray seconded the motion, and it was passed unanimously.

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Emil Dahlquist, Chairman

