

From: Lois Laczko November 2, 2009 9:50:47 AM
Subject: Design Review Board Minutes 10/13/2009 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
October 13, 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, Anthony Drapelick, 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

Application of John D. Ritson, Member, R. C. Connectors, LLC, Owner, for a Site Plan Approval for the construction of a three-story apartment building on property located at 144 – 150 Hopmeadow Street. B-1 Zone

Mr. Ritson stated that this is a flag lot, which goes behind WasaB Restaurant on Hopmeadow Street. He showed the Board members a rendering of the lot. He stated that the initial application showed a separate entrance in the front of the building, which has now been taken out. This was for a daycare that will no longer be a tenant in this building. Mr. Ritson stated that he received a B-1 Zone change in the back of the property, which allows a residential component. He also received a variance from the Zoning Board of Appeals to allow them to petition the Zoning Commission to put in apartments.

When he was before this Board for the original application, Mr. Ritson stated that the Board members did not like the yellow color of the

building; he has since changed the colors. He stated that the Board also did not like the height of the roof, which he will address. He stated that another concern of the Board members was that there was no dumpster pad. Mr. Ritson located the dumpster pad on the site plan. He stated that plants would be surrounding the dumpster pad; he does not like the look of fencing.

In the original application, Mr. Ritson stated that there was a play area for the daycare shown on the plans. This has been removed. There was also a berm to shield the play area. He is unsure if the Zoning Commission will want to keep this berm or not. Mr. Ritson stated that there are also 20 parking spaces in the front of the building. In the future, garages may be built.

Mr. Ritson stated that he has already received approval from the Inland Wetlands Commission.

Chairman Dahlquist questioned if Mr. Ritson received a use change from the Zoning Board of Appeals. Mr. Ritson stated that they received a Zone change, which allows 40% residential in a B-1 use. He stated that he received a variance to go up to 91% residential.

Commissioner Gray questioned who abutted this property. Mr. Ritson stated that Talcott Acres Association is approximately 50'-70' behind this lot. The Hartford parking lot is next to this lot; WasaB Restaurant is located on the other side.

Commissioner Naccarato questioned if Mr. Ritson had plans showing the elevations of the building. Mr. Ritson stated that he did not. Mr. Crosskey, Architect, stated that the rear elevation is the same as the front elevation although without the entrance. The sides will be the same as each other with similar character.

Commissioner Bond questioned if there would be other exits. Mr. Crosskey stated that there are 8 units per floor. He stated that the exits were not correctly shown on the plans. The other exits are for emergency use only.

Commissioner Stephenson questioned if there was a grade difference from the front west side to the east side of the building. Mr. Crosskey stated that it is very flat; there is an 18" difference in elevation.

Commissioner Naccarato questioned if there would be foundation plantings around the perimeter of the building. Mr. Ritson stated that they do not have a plan for this as of yet. He stated that they will be running PVC pipes around the foundation. There will be plantings around the wetlands, which was part of the Wetland's approval. He stated that there will also be plantings around the building. There will also be plantings around the

dumpster.

Commissioner Gray questioned how close the parking lot for this building is to the WasaB Restaurant. Mr. Ritson stated that it is very close, although they cannot see the dumpster pad for this building. He stated that it is lightly wooded between the two lots.

Chairman Dahlquist questioned what trees would need to be removed for the construction of this building. Mr. Ritson stated that the lot used to be a dumping ground. The Wetland approval requires him to clean it up. He stated that the fragmities need to be removed per the Inland Wetland approval also. He stated that mature trees will be staying on the site. Regarding plantings, Mr. Ritson stated that he would do whatever the Zoning Commission requires.

Chairman Dahlquist questioned if the third story could be put into the roof. Mr. Crosskey stated that by doing this, they would lose a good amount of efficiency. The units would also decrease in square footage size. Chairman Dahlquist questioned if there would be roof top units. Mr. Crosskey stated that they were still discussing this; he was unsure.

Mr. Crosskey stated that the building will be a cultured stone at the base and also clapboard siding. There would also be composite trim. The windows will be an Anderson double hung window. They will also be using architectural grade 2-ply shingles. There will be PVC railings and columns for the entranceway. Mr. Crosskey showed the Board members color samples.

Chairman Dahlquist questioned if there was any lighting or signage proposed as part of this application. Mr. Ritson stated that the parking lot will have full cut-off lighting, although this is not part of this application. There is existing signage at the front of the lot for the law office, although he will be back before this Board for signage.

Chairman Dahlquist stated that he received an e-mail from a resident, which was distributed to the Board members. Although the Design Review Board does not take public comment, he told this resident that they would review this letter. This e-mail raised concern that this apartment building may become a group home for disabled people. Mr. Ritson stated that this will not be a group home, although he did make a commitment that 14 of these units would be handicapped-accessible for the aging and disabled. He stated that all 24 units will be ADA compliant.

Chairman Dahlquist stated that the applicant will need to come back before this Board for signage, lighting and a planting plan. He stated that he does have some issues with the amount of parking. He suggested that this be mitigated with planted islands.

Regarding the architecture of this building, Commissioner Schoenhardt stated that this building is tall, but it would be fine as long as it meets all of the Building Code and Zoning requirements. He stated that there is a lot of building mass, but it has been handled well architecturally. He feels that both stairways should come out to the front of the building. Commissioner Gray stated that he feels that applicant should come back to the next meeting with all of this additional information and changes. He also feels that there should be fencing around the dumpster, as well as a landscaping plan. He would also like to see pictures of the site.

Commissioner Bond stated that she would like to see the wetlands planting plan.

Commissioner Naccarato stated that he feels that scale and massing of this building is large for this site. He stated that it will be critical how the landscaping will fit in to mitigate the building from the neighbors and the surroundings. He stated that additional information on the site plan will be critical as well.

Chairman Dahlquist stated that no action will be taken on this application tonight. The applicant needs to show the exit in the front, any change to the walkway, the fencing around the trash, landscaping especially, but not limited to, the front of the building, ground mounted equipment, parking, lighting, signage and landscaping in the islands.

Application of Loren Andreo, Owner, for a Site Plan Amendment for a remediation shed to be placed on property at 828 Hopmeadow Street. SCZA Zone

Mr. Ferlow, of Connecticut Tank Removal, stated that they are proposing to place a shed near the Getty Station and dry cleaners. He stated that the shed would be in the asphalt area with a fence around it. It will be 20'-30' away from the property line. The proposed shed will be 16' x 10'. It will be cedar clapboard and will be gray with black architectural shingles. The shed will have an 8' x 8' overhead garage door, which will face south toward Andy's.

Commissioner Drapelick questioned how long the shed will be in place. Mr. Ferlow stated that he was unsure. Worst case scenario, the shed could be there for up to 4-5 years.

Chairman Dahlquist questioned what would be stored in the shed. Mr. Ferlow stated that there will be three separate units stored inside the shed; two air compressors and a blower. There will be a compressor that takes air in, although it does have a silencer on it. The unit will run 24 hours a

day.

Chairman Dahlquist questioned if the shed would be protected from traffic in the parking lot. Mr. Ferlow stated that they are not proposing any bollards; they need to be able to get equipment in and out of the shed. Chairman Dahlquist questioned if the proposed shed would be placed on crushed stone. Mr. Ferlow stated that the shed will be on a concrete pad, which is currently asphalt.

Commissioner Gray questioned how many doors would be on the shed and if there would be any windows. Mr. Ferlow stated that, on the 16' end of the shed, there will be the overhead garage door; on the 10' end of the shed, there will be a door for access. He stated that there will not be any windows on the shed.

Chairman Dahlquist questioned if other locations for the shed were looked at. Mr. Ferlow stated that they only bid on the contract; they were not part of the design. Mr. Beach stated that the shed is situated to remediate both the Getty Station and the dry cleaners.

Commissioner Stephenson stated that sheds from Klotter Farms are very nice looking. Mr. Ferlow showed the Board members pictures of possible sheds.

Commissioner Carroll stated his concerns regarding a favorable recommendation when not all of the information has been presented. Chairman Dahlquist stated that they are being asked to approve this without knowing all of the details. Mr. Ferlow stated that Klotter Farms cannot give him a picture of the proposed shed because it is being custom built. He stated that the walls will be 8 feet.

Commissioner Naccarato stated that this is a unique structure; it is small and temporary. He stated his concerns regarding the site and the fencing that will be installed.

Commissioner Carroll stated that the Design Review Board requires certain information from all applicants. He stated that if the work can be separated, he would be comfortable approving the work that needs to be done prior to the frost and postponing the approval of the building.

Commissioner Carroll made a motion that the following referral be made to the Zoning Commission: that the Design Review Board finds this application generally consistent with the Guidelines for Community Design and recommends: approval pending the following: 1) that the underground portion of the construction and excavation needed for the pad and piping be approved; and 2) that the structure that goes on the pad be presented with the normal requirements to the Design Review Board at a later date, which

are the height, appearance, siding, roofing, size, elevations, etc. Commissioner Gardner seconded the motion, which was approved. Commissioner Naccarato abstained.

As a design consideration, Chairman Dahlquist stated that the Design Review Board is concerned mostly about the appearance of this structure; it has not been given accurate information to make an evaluation one way or another in terms of height, material, colors, etc. The communication has been all verbal, however, in the effort to expedite this process with the oncoming winter weather, the Design Review Board would make a positive referral to the Zoning Commission to commence work for the underground portion of this construction with the hopes that when that information above ground is available, the applicant will come back to the Design Review Board for final comment on the architecture.

Application of Shawn Skehan, Plan B, Owner, for a Site Plan Amendment to enclose the deck on property located at the Plan B Restaurant, 4 Railroad Street. SCZA Zone

Mr. Jahnke stated that the applicant would like to enclose the existing deck, which was rebuilt last year. It was rebuilt with this enclosure in mind. He stated that they are not proposing any changes in the footprint. They are proposing a freestanding cooler in the back of the building. There will not be any disturbance to the tracks. Regarding the cooler, they are proposing an 8' x 10' unit. It will be located 4' off the back of the building.

Mr. Jahnke stated that the applicant is proposing to enclose this deck. The front of the building will be brick veneer. He stated that they are also proposing to extend the roof in this area. They will be weaving new slate shingles to match the existing roof. They will also be installing copper gutters to match the existing ones. The windows will be bi-folding units, either aluminum or wood, to match what is currently there. He stated that the existing ramp will remain the same. Regarding the lighting on the exterior of the building, Mr. Jahnke showed color samples, which resemble the existing façade.

Chairman Dahlquist took a 10 minute recess.

Chairman Dahlquist reconvened the meeting at 7:07P in Room 106 with all Design Review Board members in attendance. Staff was not present and there was no recording device available.

Chairman Dahlquist questioned the appropriateness of the proposed addition to a building that is on the National Register of Historic Places. Railroad stations are icons on the landscape similar to the Carnegie

Libraries that are found in many small Towns. They are a challenge to change in ways that honor the original intentions. Good historic rehabilitation practices require that there be clear distinctions between what is original and what is subsequently added or changed. Trying to blend one to the other obscures and erases those important distinctions.

Commissioners Gray, Carroll, Stephenson and Drapelick agreed that the design proposed does not honor the original structure.

Mr. Skehan said that he had discussed alternatives with his architect and appreciated the comments offered by the Design Review Board. He will discuss the options for adding additional dining space with his architects and return again to the Board at a later date.

Chairman Dahlquist told Mr. Skehan that if he agreed to return to the Board with a different design the DRB would not take action at this time with the assumption he would not attend the Zoning Commission beforehand. Mr. Skehan agreed.

Mr. Skehan asked if he could install a cooler that he may purchase from another restaurant in Town and place it on the east side of the building on a concrete slab.

Chairman Dahlquist asked for a site plan to assure all present that the building was to be placed on the owner's property and not State property. There was no legal map available.

Commissioner Carroll pointed out that this item was not part of the Agenda and therefore not to be reviewed at this time. All Board members agreed.

No action was taken by the Design Review Board regarding this application with the understanding that the owner would return with a different proposal.

Application of Richard Higley, Plant Engineer, for an Addition to Building B79-80 at Dyno Nobel on Hopmeadow Street

Chairman Dahlquist asked that the agenda be amended to allow consideration of this project as an Informal Application.

A motion was made to amend the agenda to hear the application of Richard Higley, Dyno Nobel. A second was made to this motion, which was unanimously approved.

Mr. Higley presented literature entitled B79-80 Proposed Building Addition including a building isometric, Floor Plan, pictures of the existing building, a picture of the concrete cubicles proposed on the roof and a

general site plan with the building location identified.

Mr. Higley stated that the addition would be 13'6" deep and 137'0" long, consisting of T-111 siding with a black rubber membrane roof extending from and in the same plane as the original structures roof.

Mr. Higley confirmed that his building is not visible from anywhere along Hopmeadow Street.

Chairman Dahlquist asked if there would be any "nuisance" issues such as noise emanating from the use within new work. Mr. Higley said no and in fact the noisiest operations come from Ensign Bickford buildings and not the Dyno Nobel structures where noise is internalized.

Commissioner Schoenhardt made the motion to change this from Informal to a Formal Application. Commissioner Bond seconded the motion, which was unanimously approved.

Commissioner Carroll made the motion regarding the Application of Richard Higley, Plant Engineer, for an addition to Building B79-80 at Dyno Nobel on Hopmeadow Street, that 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 a design consideration, Chairman Dahlquist stated that the utilitarian architecture proposed for this project is consistent with every other industrial building nearby and is not visible from the major public right-of-way; therefore, the Design Review Board took no exception to this design.

IV. DISCUSSION

There were none.

V. CORRESPONDENCE

There were none.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of September 8, 2009 and September 22, 2009

The minutes of September 8, 2009 and September 22, 2009 were tabled until

the next regularly scheduled meeting.

VIII. ADJOURNMENT

Commissioner Schoenhardt made the motion to adjourn the meeting at 7:30 p.m. Commissioner Drapelick seconded the motion, which was unanimously approved.