

From: Lois Laczko November 29, 2010 10:44:56 AM
Subject: Design Review Board Minutes 11/09/2010 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
November 9, 2010
Regular Meeting

I. CALL TO ORDER

Chairman Dahlquist called the meeting to order at 5:25 PM in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Kevin Gray, Mark Naccarato, John Stewart, John Carroll, Charles Stephenson, Rick Schoenhardt, and Anthony Drapelick. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

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

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Spiro Markatos, Owner, Marc Lubetkin, Agent, for Signage on property located at the Red Stone Pub, 10 Mall Way. SCZA Zone

Mr. Lubetkin stated that he has received Zoning Board of Appeals approval for this proposed blade sign. He stated that he was also before the Design Review Board several months ago for an informal presentation. At that time, he was asked to do a mock sign, which he showed to the Board members. He also showed the members photographs of the building and where the sign will be hung.

Mr. Lubetkin stated that this business is in a courtyard; the sign will not be visible from the street. He stated that this proposed sign is consistent with what was discussed the last time he were here; it is also consistent with what is currently on the building.

Chairman Dahlquist questioned if any lighting was associated with this

sign. Mr. Lubetkin stated that they will be lighting the sign with a standard light on both sides of the blade sign. Chairman Dahlquist stated that he would like the lighting fixture to be submitted to Town staff for their review.

Mr. Lubetkin stated that this proposed sign will be a blade sign. They will also be putting a placard sign in the front of the building along with the other tenants. He stated that he is proposing a pedestrian sign to the right of the entrance.

Regarding the location and size of the sign, Commissioner Gray stated that he was unsure if the proposed bracket would be right for this sign. Commissioner Stephenson stated that he believes the sign, using this bracket, would be lower than what was presented in the photographs

Regarding the graphics, style and colors of the sign, Chairman Dahlquist questioned what type of sign this would be. Mr. Lubetkin stated that the proposed sign would be a painted, laminate sign with a semi-gloss finish.

Chairman Dahlquist thanked Mr. Lubetkin for his presentation and bringing in the photographs.

Chairman Dahlquist reviewed the checklist with the Board members and they found that the application was complete in terms of material. Chairman Dahlquist requested that the lighting fixture match the sign bracket.

Commissioner Stephenson made a motion that the application of application of Spiro Markatos, Owner, Marc Lubetkin, Agent, for Signage on property located at the Red Stone Pub, 10 Mall Way is complete as submitted. Commissioner Gray seconded the motion, which was unanimously approved.

Commissioner Stephenson made a motion that, regarding the application of Spiro Markatos, Owner, Marc Lubetkin, Agent, for Signage on property located at the Red Stone Pub, 10 Mall Way, 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 with the understanding that the lighting fixture for the blade sign will be presented to Town staff for review. Commissioner Gray seconded the motion, which was unanimously approved.

As a design consideration, Chairman Dahlquist stated that the Design Review Board appreciates that the applicant took advantage of the informal process, which is very helpful for the Board. They also appreciate the materials that were brought in.

b. Application of Thomas R. Evans, Owner, Kratzert, Jones & Associates, Agent, for a Site Plan Amendment for a proposed retail building on property located at 138 & 142 Hopmeadow Street. B-1 Zone

Mr. Quirk, Professional Engineer, stated that this is the same site that has been approved for the Dunkin Donuts. This is a modification of that site plan. The yellow house to the south of the Dunkin Donuts is proposed to be demolished and then reconstructed. He stated that this proposed building does meet the front yard setback. The existing structure is two stories; they are proposing the new structure to be one story with a loft.

Mr. Quirk stated that there will be no additional parking spaces for this new use, although one change that they have made is that they will provide a handicapped space for this building as well as at the Dunkin Donuts. The only other change is that the rain garden, although they will function the same, the shape will be reconfigured. Mr. Quirk stated that there are no other site changes.

Mr. Cutler, Architect, stated that they are replacing the yellow house with another yellow house. The building that will be replaced has outlived its life and the basement floods regularly. He stated that they have created an open floor plan with more windows. The exterior materials will be painted clapboard and a wood trim. They will also be using architectural shingles. The entry to the proposed building is located in relation to the parking. There is a small covered porch near this entry. He stated that they also have dormers on the roof to break down the scale of the building.

Mr. Cutler stated that there will be no other lighting except for under the canopy. The only other lighting will be what currently exists on the site.

Chairman Dahlquist questioned if the applicant was proposing any landscaping between the building and the road. Mr. Quirk stated that they are using the same types of plantings and number of plantings that are shown on the plans, although they will be moving them. Commissioner Stewart stated that he does not believe the birch trees are a good choice. Also, the white oak is not appropriate for the parking lot. Also, Commissioner Stewart stated that he feels the cluster plantings are random; the landscaping should work with the building.

Commissioner Stewart questioned if there would be grass or plantings on east and south near the building. Mr. Quirk stated that this area would be grass. Commissioner Stewart stated that he feels that there should be plantings in this area. He also questioned what the width of the walkway will be. Mr. Quirk stated that the walkway would be five feet. Commissioner Stewart stated that he feels this is too narrow. He stated that for a retail building, the applicant may want to look at things that

were approved for the Dunkin Donuts in terms of more foundation plantings. He stated that there should be a more residential feel to this proposed building.

Chairman Dahlquist reviewed the checklist with the Board members.

Commissioner Carroll stated that since this is a unified site plan, it would be helpful to have the elevation of the other building along with this proposed building. Mr. Quirk state that the Dunkin Donuts building is 26 feet; Mr. Cutler stated that the proposed retailing building is approximately 28 feet.

Commissioner Naccarato stated that, just as he stated during the Dunkin Donuts application, he feels this proposed building is very tall for being so close to the road. Commissioner Schoenhardt stated that he feels the building heights are appropriate as a replacement for what is currently on the site.

Chairman Dahlquist questioned if any signage was being proposed for this application. Mr. Quirk stated that there is no signage being proposed at this time. They will be back before this Board regarding signage when they get a tenant for this building.

Commissioner Schoenhardt made a motion that the application of Thomas R. Evans, Owner, Kratzert, Jones & Associates, Agent, for a Site Plan Amendment for a proposed retail building on property located at 138 & 142 Hopmeadow Street is complete as submitted. Commissioner Stewart seconded the motion, which was unanimously approved.

Commissioner Stewart made a motion that, regarding the application of Thomas R. Evans, Owner, Kratzert, Jones & Associates, Agent, for a Site Plan Amendment for a proposed retail building on property located at 138 & 142 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 recommend its approval in its current form with the following notations relative to the planting plan: 1. That the applicant revise the plantings to give a more residential character to the planting, via foundation planting both along the west façade and the north and the south façade between the building face and walk; 2. The street tree plantings between the west building façade and the property line along Hopmeadow Street be revised to continue with the street tree feeling and to consider revising the location of the proposed birches more toward the entrance for definition; 3. The white oak proposed to be planted east of the building within the parking lot island be removed and another tree be substituted in its location or the planting area be planted with perennials. Note: No signage has been approved for

this application. Commissioner Stephenson seconded the motion.

Commissioner Naccarato stated his concern with the plantings in terms of the amount of detail. He feels that this is a lot to describe in terms of what would need to be done to address the planting plan. He stated that he would like to see this application come back before this Board for that reason. He suggested approving only the structure at this time.

Commissioner Stewart stated that, in addition, the planting revisions as discussed will be submitted by the applicant at a later date for approval by the Design Review Board. It is understood that the intention is not to hold up the Zoning Commission application process. Commissioner Stephenson seconded the addition to the motion. The motion was unanimously approved.

IV. DISCUSSION

Commissioner Gray stated that although he feels that the checklist should be reviewed, he believes that a motion for completeness is not necessary.

Town Center Code Discussion

Chairman Dahlquist stated that he attended a joint meeting with the Board of Selectmen and the Chamber of Commerce. The consultant from Code Studio will be back to Simsbury the week of December 6th.

Mr. Peck stated that the revised Code will be submitted to the Town by the consultant by the end of this week. There were great comments from the Design Review Board that were given to the consultant at their last meeting.

Retail Signature Buildings or Commercial Branding Discussion

Chairman Dahlquist distributed a handout to the Board members regarding corporate image guidelines. He stated that he took into consideration the following when drafting this document: Commissioner Schoenhardt's synopsis; input from Commissioner Stephenson; as well as from the handout that Mr. Peck distributed at the last meeting. Chairman Dahlquist asked for the Board's comments and input.

In response to a question from Commissioner Stewart, Chairman Dahlquist stated that this document will become an addendum to their Guidelines.

Review Check List Discussion

There was no discussion.

V. CORRESPONDENCE

There were none.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of October 26, 2010

Commissioner Stephenson made a motion to approve the October 26, 2010 minutes as written. Commissioner Schoenhardt seconded the motion, which was unanimously approved.

VIII. ADJOURNMENT

Commissioner Drapelick made a motion to adjourn the meeting at 6:55 p.m. Commissioner Carroll seconded the motion, which was unanimously approved.