

From: Lois Laczko December 20, 2010 12:16:59 PM
Subject: Design Review Board Minutes 11/23/2010 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
November 23, 2010
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: William Gardner, 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 Drapelick to serve in the absence of Commissioner Gray.

Chairman Dahlquist stated that the applicant for 138 & 142 Hopmeadow Street is here to show the Board the final modifications to the landscaping plan. He stated that the agenda will need to be modified if they would like to hear this presentation.

Commissioner Gardner made a motion to hear the modified application of Thomas R. Evans, Owner, Kratzert, Jones & Associates, Agent, for a modification to the landscaping plan on property located at 138 & 142 Hopmeadow Street. Commissioner Schoenhardt seconded the motion, which was unanimously approved.

a. Application of Thomas R. Evans, Owner, Kratzert, Jones & Associates, Agent, for a modification to the landscaping plan on property located at 138 & 142 Hopmeadow Street. B-1 Zone

Mr. Quirk, Professional Engineer, stated that they have made the landscape changes, which he distributed to the Board members, which included the planting list and schedule. He stated that the Zoning Commission did

approve their application; they did make the Design Review Board's recommendations conditions of the approval.

Mr. Quirk stated that there will now be birch trees mirrored at the entry and the white oak tree will be eliminated. They have incorporated more residential shrubs along the front and east of the building. They have also added a cluster of shrubs along the back parking area. He stated that they have also added planting beds of perennials on the site as well.

Commissioner Stewart stated that the rhododendrons might be too large for under the windows because the windows are low. He feels that a juniper would be a better solution. He also questioned if the hosta would do well with so much sun exposure. He stated that he feels that the junipers and hollies are a good addition.

Commissioner Schoenhardt made a motion to approve the application of Thomas R. Evans, Owner, Kratzert, Jones & Associates, Agent, for a modification to the landscaping plan on property located at 138 & 142 Hopmeadow Street as submitted. Commissioner Drapelick seconded the motion, which was approved. Commissioner Stewart abstained.

III. DISCUSSION

Simsbury Center Code Revisions

Mr. Peck stated that the administrative section of the Code is being edited to fit within the Connecticut Law. This is close to being finished by the Town Attorney.

Mr. Peck stated that the consultant will now be coming back to Town the week of December 13th. He would like to make sure that the Boards and Commissions have a chance to look the code over prior to the consultant coming in.

Regarding the four administrative levels, Mr. Peck stated that Level One is an administrative approval by Town staff. He stated that the Design Review Board would have the opportunity to decide if the application is compliant. It would then go on a consent agenda to the Zoning Commission. He stated that Level Two is for applications which would require a Site Plan. He stated that the application would come to the Design Review Board first and then go onto the Zoning Commission. Mr. Peck stated that Level Three is for applications that require Special Permits, which require a public hearing. Level Four is for applications that do not fit into the way the Code is currently written. These applications will be for a zone change. Mr. Peck stated that he will be drafting a chart regarding the different levels in order to clarify the administrative aspect and also to make people less nervous of the administrative approvals.

Regarding the design guidelines funding, Mr. Peck stated that the Board of Selectmen has approved this. He stated that he will be making a presentation to the Board of Finance soon. Also, Main Street Partnership has applied for funding for part of the guidelines; they have been very supportive throughout this process.

Retail Signature Buildings or Commercial Branding Guidelines

There was no discussion.

Motion / Check List review and approval

Chairman Dahlquist reviewed the DRB Review/Motion checklist with the Board members. He stated that although the members will make sure each application is complete, for smaller applications, the Board does not need to make a motion regarding completeness.

The Board agreed that the new wording for the three new motions would replace the existing wording that they are currently using. The first motion will be used when an application is not complete. Chairman Dahlquist requested that Town staff state that the application is complete at the end of their staff report. Commissioner Stephenson suggested that the Chairman verify that the applicant has all of the necessary materials prior to moving forward with an application.

Commissioner Carroll stated that he feels that this checklist should appear on the agenda in order to make the applicant and Town staff aware that the Design Review Board will be going through this checklist. He suggested that each Board member make their own notes on the checklist for each application. Chairman Dahlquist stated that they will have one record copy for each application.

The Design Review Board members decided not to make any changes to the DRB Review/Motion checklist. Chairman Dahlquist stated that the Board could make this part of their Rules and Procedures.

Mr. Peck stated that he feels this checklist would be more helpful to applicants if it was more specific. Chairman Dahlquist stated that this wording was taken from the Guidelines.

Commissioner Schoenhardt made a motion to approve the DRB Review/Motion checklist as presented and that this will be made part of the Design Review Board's Rules and Procedures. Commissioner Stewart seconded the motion, which was unanimously approved.

CRCOG Route 10 Charrette scope and schedule

Mr. Peck stated that work is begin on the Route 10 study, which will be run by CROG and the State DOT. The study will take approximately 1 to 1-1/2 years. Mr. Peck stated that the Board of Selectmen recently approved the transfer of funds to pay for Simsbury's local share. There will be a Steering Committee set up as part of this process. Their first meeting will be held on December 7th. There will be 10 people on this Committee; they will have at least three meetings throughout the process in order to discuss what is being proposed.

Mr. Peck stated that the product of the Route 10 study will be graphic plans and models. The study for the corridor will take into account the Charrette, the 2007 Plan of Conservation and Development and what the people want Route 10 to look like. He stated that there will be 2-3 days of public input during this process. Code studio will also be a part of this process.

Future projects pending review

Commissioner Schoenhardt stated that there will be an expansion of the pool house with a possible connection to the rink at the Simsbury Farms Complex. Mr. Peck stated that he would invite Mr. Sawitzke to make a presentation to the Board regarding this project.

Mr. Peck stated that the small property on the corner of Bushy Hill Road and Route 44 was recently auctioned. He stated that he is unsure who purchased the property or what they might propose for this property in the future. He stated that many people also have ideas for the Wagner property. He stated that Abigail's Restaurant has received approval for additional parking.

IV. CORRESPONDENCE

There were none.

V. STAFF REPORTS

There were none.

VI. APPROVAL OF MINUTES of November 9, 2010

Commissioner Drapelick made a motion to approve the November 9, 2010 minutes as presented. Commissioner Schoenhardt seconded the motion, which was unanimously approved.

VII. ADJOURNMENT

Commissioner Gardner made a motion to adjourn the meeting at 6:45 p.m.
Commissioner Carroll seconded the motion, which was unanimously approved.