

From: Lois Laczko November 2, 2009 9:53:08 AM
Subject: Design Review Board Minutes 09/08/2009 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
September 8, 2009
Regular Meeting

I. CALL TO ORDER

Commissioner Gray 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 and Anthony Drapelick. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

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

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Andrew Yakemore, Simsmore Square - Owner, Terri-Ann Hahn, LADA P.C. - Agent, for a Site Plan Amendment for an addition to Simsmore Tennis located on property at Simsmore Square, 530 Hopmeadow Street. B-2 Zone

Terri Hahn, Landscape Architect, stated that this proposal is for Simsmore Tennis, which is located behind the street buildings. This application is for the construction of an addition of the Simsmore Tennis building. She stated that they will keep the existing curb cuts, although there will be a new subtle entrance.

Ms. Hahn showed the Board members the Site Plan, which showed the existing parking lot. She stated that they will be adding an access island and also several handicapped spaces in front of the building. They will also be reconfiguring the curbs. Ms. Hahn stated that there is a small area of disturbance with this project. Regarding the parking, she stated that they

do have adequate parking spaces for the addition. There will also be a sidewalk in front of the handicapped parking spaces.

Mr. Bezrudczyk, Architect, stated that they will be expanding the clubhouse of the tennis facility, as well as the area for the insurance company. He stated that initially, they wanted to expand on top of the clubhouse, although, structurally, this could not be done. They will now utilize the area in front of the building. Mr. Bezrudczyk stated that this is a 2-story addition in front of the existing building; this is an opportunity to building a newer and nicer building.

Mr. Bezrudczyk stated that currently, one half of the clubhouse is for the insurance company and the other half is for the club. He stated that with this addition, the clubhouse will be all of the existing area and the insurance company will move to the second floor of the proposed addition. The first floor of the addition will be rentable space.

Mr. Bezrudczyk stated that the addition will have an entry at the side of the building with an atrium. The overhang will be well lit. He showed the Board members the elevations.

Commissioner Bond questioned if the building would be handicapped accessible. Mr. Bezrudczyk stated that the building is handicapped accessible on the ground level; the second floor is not accessible.

Mr. Bezrudczyk stated that the exterior of the building will be stone brick, which will be approximately waist high in between the lower windows and around the base of the columns. Higher up the building, there will be a stucco exterior, which will be tan and then a lighter tan higher up. He showed samples of the brick and the metal roof to the Board members. He stated that there will be metal halides to accent the vertical columns; this will also help to break up the large windows. Mr. Bezrudczyk stated that the first floor of the addition is underground 28"; there will not be any store fronts. He stated that these first floor spaces can be accessed from the first floor hallway in the interior of the building.

Commissioner Schoenhardt stated that because of the scale of this building, it should be different from the other buildings. He feels that this design theme is appropriate.

Commissioner Gray questioned if signage or lighting would be a part of this application. Mr. Bezrudczyk stated that signage is not a part of this application and that the lighting is not included because there has not been any changes with the parking lot lights.

Commissioner Bond stated her concerns regarding the front of the building.

She feels that because the windows are so expansive, they look like they are converted garage doors.

Commissioner Schoenhardt stated that the area in the front of the building is lawn. He questioned what the black dots represented on the plans. Ms. Hahn stated that they are bollards. They will be putting in concrete painted bollards to match the building because there is barely a curbed area in front of the building.

Commissioner Schoenhardt questioned if lawn was the best ground cover for this area. Ms. Hahn stated that she did not want stone in this area. She feels that lawn in this area would be best in order to keep the area looking clean and trimmed, although they could put in a low Juniper if the Board felt this would be better. Commissioner Schoenhardt stated that he would rather see ground cover instead of lawn. Commissioner Bond suggested a mixed boarder with some shrubs or plantings.

Commissioner Bond questioned what the height of the windows would be. Mr. Bezrudczyk stated that they are 7', which is the same height as the entry doors.

Commissioner Schoenhardt made a motion that, regarding the application of Andrew Yakemore, Simsmore Square - Owner, Terri-Ann Hahn, LADA P.C. - Agent, for a Site Plan Amendment for an addition to Simsmore Tennis located on property at Simsmore Square, 530 Hopmeadow Street. B-2 Zone, 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 following recommendations: the change from lawn to ground cover of low shrubbery along the front of the building addition; the applicant provides a cut of the lighting fixtures that are indicated on the rendering of the building so the Design Review Board has the opportunity to see and approve these prior to a building permit; the colors and materials presented at this meeting are those that will be used on the building; and the applicant will be back before this Board regarding the location of the air conditioning units. It is understood that signage is not part of this application. Commissioner Drakeplick seconded the motion, which was unanimously approved.

IV. DISCUSSION

Commissioner Schoenhardt stated his concerns regarding the Hoffman building. He stated that the building looks higher than 2 ½ stories. Commissioner Gray stated that it also looks like the panels on the front façade are internally lit. Mr. Peck stated that he is in the process of looking into these issues.

a. Preparations for Code Studio September Charrette

Mr. Peck stated that he is expecting a good turnout for the Saturday morning meeting at the Simsbury Public Library in the Program Room. He stated that the room holds 150-170 people. If more people attend the meeting, they will be directed to move to other areas of the library to watch the meeting on a screen. Once the break-out sessions start, everyone will be invited to go to any table that might be of interest. There will be approximately 15 tables throughout the library.

The Board members discussed the document that they will be giving to the Code Studio consultants. The main principles of the document are: the community is complete; build a walkable community; respect and preserve natural systems; buildings and infrastructure are greener and smarter; meets the housing needs of the whole community; good jobs are close to home; the Center is distinctive, attractive and vibrant; and everyone has a voice. For each principle, there are also required goals and goals to explore.

Commissioner Gray stated that for Principle II, he would like a required goal to be more bike racks and also protecting Route 10 from being widened in order to keep its character.

Commissioner Bond stated that she would like the consultant to look at enhancing the pedestrian experience and enhancing the connectivity of pedestrian and other non-vehicle routes. She feels that this is very important.

Commissioner Drapelick stated that although it is quite a distance from the Town Center to the River, he feels that there should be more pedestrian friendly trails. He feels that they should make the River part of the Town. There is a great deal of land near Iron Horse Boulevard that could be utilized. Mr. Peck showed the Board members a map of the Town Center area. This area could be expanded and more utilized near the River with walking paths.

The Board discussed walking and bicycle trails. Mr. Peck stated that there will be an asphalt path from Boy Scout Hall to the Library. The Board discussed pedestrian crossing near Hopmeadow and West Street.

The Board agreed that the goals that should be required for Principle II should be: more bike racks; better access to the River; and possibly a River walk. Commissioner Schoenhardt suggested a Town Center walking map with good signage in order to direct people. Commissioner Drapelick stated that the key is to utilize the land behind the Town Center to the River.

Commissioner Gray stated that the Design Review Board, in the past, has

discussed a walkway from Drake Hill to Andy's. Commissioner Schoenhardt stated that there needs to be a connection through the bank to Eno Memorial Hall. Commissioner Gray stated that Railroad Street could also be used. The Board agreed that they should also require a goal for developing a pedestrian way along Railroad Street and Mall Way to Phelps Way.

Regarding Principle III, Commissioner Schoenhardt stated that a goal that should be required is the development of the pond area between the Library and Boy Scout Hall. Commissioner Bond stated that a goal that should be explored is the wetland area opposite Meadow View Apartments.

Regarding Principle IV, Commissioner Bond stated that she would like to see trash receptacles as a goal. She would also like to see receptacles for dog waste. Commissioner Gray stated that a goal that should be required is to adaptively reuse existing buildings. Commissioner Drapelick stated that something should be done with the loading docks in the back of some of the buildings. Mr. Peck stated that another front could be created on Iron Horse Boulevard. Commissioner Schoenhardt stated that the graphic treatment to the back of the buildings should be more attractive. This may inspire other business owners to do this to their back façades also; this is not something that the Town can require.

Commissioner Gray stated that a goal that should be explored is underground electric. He stated that if Railroad Street is developed, the electric should be put underground. Commissioner Schoenhardt stated that any new electric should be required to be put underground.

Commissioner Drapelick questioned if there was any housing currently in the Town Center. Commissioner Gray stated that there are several residences alongside Vincent's and also on Phelps Way and Station Street.

Goals that should be required for Principle V should be: integrate low cost housing; integrate housing for all demographics; and ensure a variety of housing types that are accessible and can accommodate special needs.

V. CORRESPONDENCE

There were none.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of July 14, 2009

The minutes of July 14, 2009 were tabled until the next regularly scheduled

meeting.

VIII. ADJOURNMENT

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