

From: Lois Laczko June 28, 2010 11:25:11 AM
Subject: Zoning Commission Minutes 05/17/2010 ADOPTED
To: SimsburyCT_ZoningMin
Cc:

ADOPTED

ZONING COMMISSION MINUTES
MAY 17, 2010
REGULAR MEETING

I. CALL TO ORDER

Chairman Gallagher called the Regular Meeting of the Zoning Commission to order at 7:00 p.m. in the Main Meeting Room at the Simsbury Town Offices. The following members were present: Ed Pabich, Bruce Elliott, Amy Salls, Madeleine Gilkey, and Robert Pomeroy, Jr. Also in attendance were Director of Planning Hiram Peck, Commission Clerk Alison Sturgeon and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Gallagher appointed Mr. Pomeroy to serve in the absence of Mr. Vaughn and Ms. Gilkey to serve in the absence of Mr. Barnett.

III. APPROVAL OF MINUTES of May 3, 2010

Several edits were made to the minutes.

Mr. Pabich made a motion to approve the May 3, 2010 as amended. Ms. Salls seconded the motion, which was unanimously approved.

Mr. Pabich read the call.

IV. PUBLIC HEARING(s)

a. Application of the David Holden, Business Manager, Simsbury Board of Education, Owner, Terri-Ann Hahn, LADA, P.C. Land Planners, Agent, for a Special Exception pursuant to Article Ten, Section C.6 of the Simsbury Zoning Regulations for a permanent sign for identification or public purposes on property located at Simsbury High School, 34 Farms Village Road. R-40 Zone

Ms. Hahn, LADA, stated that she has been working with the Board of Education and the Principal of the Simsbury High School regarding the development of this sign at Simsbury High School. She showed an aerial plan to the Commission members, which depicted the circulation of the school's driveways and parking lots. She stated that there are substantial topographic differences on the site; finding the placement for this sign was challenging. Another challenge they faced were the site line issues.

Ms. Hahn stated that as she designed this sign, she took elements from the Simsbury Gateway signs and materials from the High School. The brick and masonry block match the High School; the brownstone matches the Gateway signs. The proposed sign is a curved sign with two posts. There is the Simsbury High School lettering and the Trojan head logo on the proposed sign. Ms. Hahn stated that this sign will be paid for by gifts from the various senior classes; there is no cost to the taxpayer.

Mr. Elliott questioned what the back side of the sign will look like. Ms. Hahn stated that the back will be brick and masonry block; there will not be any wording on the back of the sign. She stated that the sign has individual letters that are pinned.

In response to a question by Mr. Elliott, Ms. Hahn stated that there is about a 6-8" differential in the grade near the sign at this location. The grade change is not significant; it is slightly lower on the school side.

Chairman Gallagher questioned if there was any lighting associated with this application. Ms. Hahn stated that they are proposing three ground mounted lights.

Chairman Gallagher read the Design Review Board's motion to the Commission members.

Chairman Gallagher questioned if there were any comments or questions from the public. There were none. He closed the public hearing.

b. Application of the Town of Simsbury, Owner, Gerard G. Toner, Director of Parks & Recreation, Agent, for a Site Plan Amendment for signage at Attilio's Restaurant on property located at Simsbury Farms, 100 Old Farms Road. R-40 Zone

Mr. Toner stated that Attilio has never had a permanent sign for his restaurant. In order to market his facility and the Simsbury Farms facility, he is proposing a sign at the entrance to the restaurant as well as the entrance to Simsbury Farms. The Design Review Board did approve these signs with several recommendations.

Attilio's restaurant has been seasonal up until now. He would now like to stay open year round. These signs would give both facilities more visibility and would be very beneficial.

Chairman Gallagher read the Design Review Board's motion and recommendations regarding this application.

Mr. Pabich questioned if lighting was associated with either sign. Attilio stated that there is lighting being proposed on the sign for the entrance to the building. Mr. Toner stated that the sign at the entrance to Simsbury Farms may be improved in the future. Lighting is part of the six year capital plan.

Mr. Elliott questioned if the applicant could accommodate the Design Review Board's recommendations. Attilio stated that he is fine with those stipulations.

Chairman Gallagher closed public hearing.

V. DISCUSSION AND POSSIBLE VOTE ON ANY AGENDA ITEM

Mr. Pabich made a motion to approve the application of David Holden, Business Manager, Simsbury Board of Education, Owner, Terri-Ann Hahn, LADA, P.C. Land Planners, Agent, for a Special Exception pursuant to Article Ten, Section C.6 of the Simsbury Zoning Regulations for a permanent sign for identification or public purposes on property located at Simsbury High School, 34 Farms Village Road as submitted. Ms. Gilkey seconded the motion, which was unanimously approved.

Mr. Pabich made a motion to approve the application of the Town of Simsbury, Owner, Gerard G. Toner, Director of Parks & Recreation, Agent, for a Site Plan Amendment for signage at Attilio's Restaurant on property located at Simsbury Farms, 100 Old Farms Road with the recommendations made by the Design Review Board at their April 13, 2010 meeting. Ms. Gilkey seconded the motion, which was unanimously approved.

VI. OTHER MATTERS AS MAY PROPERLY COME BEFORE THE COMMISSION

Other Business

IHZ Reg. discussion

Mr. Peck stated that the draft regulation, which was distributed to the Commission members, was put together by the consultant. Regarding the design guidelines component of these regulations, the Design Review Board has discussed and made suggestions regarding specific standards for each of

these sites if they are to go forward. He stated that it is up to the Zoning Commission to decide whether this regulation goes forward in the configuration that it is currently in and also decide what wording goes forward as well. Mr. Peck stated that the Design Review Board's edits will be inserted into the regulation as soon as possible.

Mr. Peck stated that the Incentive Housing Zone sites include: Tariffville Mill, Tunxis Road; Simscroft-Echo Farms, Iron Horse Boulevard; Corner of Firetown and Plank Hill Roads; Grist Mill, West Street; and Northeast Utilities, Hopmeadow Street. He stated that the Tariffville District looks like it will go forward. Regarding the Simscroft-Echo Farms site, the owner has been on board since early on in this process. The Charrette has also proposed housing on this site as well. He stated that this site may fall outside of the IHZ Regulation. They are unsure which would be the best way to develop this site. Mr. Peck stated that Firetown and Plank Hill Roads would be a small lot single family subdivision. The housing size for this site would be restricted. Regarding the Grist Mill District, the owner has other things in mind for this property; it may not be in their best interest to go forward with the Incentive Housing. Mr. Peck stated that a portion of the Northeast Utilities property would be eligible for this type of housing. There are specific requirements regarding a buffer that is needed on this site. The Design Review Board feels that this buffer should be larger.

Mr. Peck stated that although there is no financial incentive for Towns regarding Incentive Housing, there is an incentive for developers to develop these sites in accordance with the Incentive Housing Zone. Another incentive is for the Town to be able to put workforce housing in place.

Mr. Peck stated that this Commission will decide which districts will go forward. The Town will then submit those sites to the State. Mr. Peck stated that he is currently in the process of putting together the lengthy application for the State. Once the application is sent to OPM, they will decide if it is acceptable. This regulation is 80% of market rate housing and 20% of workforce housing.

Mr. Pabich questioned if the owners of these site realize that if and when this regulation is passed for their sites, they are restricted. Mr. Peck stated that once the Commission decides on the regulation, he will be contacting each site owner to ensure that they would still like to be a part of this process.

Mr. Pabich questioned if there is an expiration point at which time Incentive Housing units would go conventional after so many years. Mr. Peck stated that many Towns make their regulations state that the units are in the same workforce configuration in perpetuity.

Chairman Gallagher questioned how many affordable housing units are currently in Simsbury. Mr. Peck stated that he believes there are approximately 137 affordable housing units in Simsbury.

Mr. Peck stated that this regulation still needs work. He will get the finished draft to the Zoning Commission members prior to their next meeting.

Parking Reg. discussion

Mr. Peck stated that three articles should have been distributed to the Commission members regarding parking. The article regarding street parking is clearly just about street parking. The other two articles discuss parking for specific types of form. Mr. Peck stated that when they put their new regulations together, they need to get the right parking ratios, so they do not put down too much asphalt; so they do not create excess runoff; and so they get the parking in places where it needs to be.

Mr. Peck stated that the Route 10 study will be starting this summer. CRCOG will be running this study. The State DOT and Town staff will also be involved. The study will run from Route 315 in Simsbury to the Avon Town line.

Mr. Pabich questioned if the Charrette will come up with anything specific regarding off street parking. Mr. Peck stated that he believes that the Charrette will have ratios that are more in line with the Urban Land Institute ratios. The ratios that Simsbury currently use will probably be pared back.

Regarding the PAD Regulation, Mr. Peck stated that the West Street property developers made a presentation to the Economic Development Commission. He has encouraged the developer to go before the Design Review Board, the Planning Commission and this Commission to discuss their project as well. He is hopeful that they will do that sometime in June.

a. Old Business

- Application of the Town of Simsbury for a Text Amendment to the Town of Simsbury's Zoning Regulations, pursuant to Article Ten, Special Regulations, Section H, Regulations Governing Uses Which Sell Alcoholic Beverages for a proposal to amend the wording of the existing zoning regulation. (public hearing closed 1/4/2010)

Mr. Peck stated that the Town Ordinance will be modified with regard to alcohol. Action on this regulation will be held up until the Board of

Selectmen decides what will happen with the Ordinance. He stated that this item will stay on the agenda until that time.

VII. ADJOURNMENT

Mr. Pabich made a motion to adjourn the meeting at 8:00 p.m. Ms. Gilkey seconded the motion, which was unanimously approved.

Ed Pabich, Secretary