

From: Carrie Vibert August 8, 2012 2:44:05 PM
Subject: Zoning Commission Minutes 06/18/2012 ADOPTED
To: SimsburyCT_ZoningMin
Cc:

ZONING COMMISSION - REGULAR MEETING
ADOPTED MINUTES
JUNE 18, 2012

I. CALL TO ORDER

Edward Pabich, Secretary, called the regular meeting for the Zoning Commission to order at 7:01PM on Monday, June 18, 2012 in the Main Meeting Room of the Simsbury Town Offices. The following members and alternates were present: Amy Salls, Dave Ryan, Gerald Post, Will Fiske, Edward Cosgrove and Derek Peterson. Others in attendance included Hiram Peck, Director of Planning and other interested parties.

II. ALTERNATES

Commissioner Pabich appointed Commissioner Peterson as the alternate for Commissioner Pomeroy.

III. APPROVAL OF MINUTES of the June 4 Regular Meeting

These minutes were accepted as presented by Commissioner Pabich.

IV. CONSENT AGENDA ITEMS

Commission Salls moved for acceptance of the following Consent Agenda Items:

a. Application #12-21 of Robert Stanhope, Agent for Sand Hill Simsbury LLC, Owner, for a 4x14 stone sign at the Croft Lane Subdivision on the property located at Sand Hill Road (Map F15, Block 114, Lot 013 & 013A). Zone R-15.

b. Application #12-20 of Lenny Montemerlo, Agent for Dorset Crossing, LLC, Owner, for a Sign Permit for 12 signs on the property located at 1507 & 1515 Hopmeadow Street. Zone PAD.

The motion was seconded by Commissioner Peterson and passed unanimously.

V. PUBLIC HEARING(s)

This was an error on the Agenda, as no public hearing was scheduled for this meeting.

VI. PRESENTATIONS:

Philip Doyle, Landscape Architect with LADA, addressed the Commission on

behalf of Cobb School Montessori, Inc. in order to present the site plan amendment for a gym and multi-purpose space on the property located at 112 Sand Hill Road. Mr. Doyle gave an overview of the site in its current state and then described the proposed layout of the new structure. Mr. Doyle spoke about the sewer easement, as a result of an agreement made with the Town, and how it affects them with regards to their new building layout. Then Mr. Doyle spoke about some parking spaces that will be lost as a result of the construction and asked the Commission to consider providing a waiver allowing them to not replace those spaces immediately, as they don't feel they really need them anyway. He then spoke of the planting plan surrounding the new structure and drainage system. Mr. Doyle said they have received a unanimous recommendation from Design Review Board. He then turned the floor over to Richard E. Schoenhardt, Schoenhardt Architects, to speak with regards to the design of the building. Mr. Schoenhardt started by speaking about the different elevations on the property and the site layout. He spoke about the sloped roofs and gables for the building, in keeping with the character of the existing buildings at the school. Mr. Schoenhardt said the exterior materials being used are slightly different from the clapboard used on the other structures of the school. He also reviewed the color choices (tan shades and white). Mr. Schoenhardt expanded on his explanation of the materials being used for the exterior of the building, which will result in a stucco-like exterior. Mr. Schoenhardt then moved onto the floor plans. Commissioner Peterson asked for further information regarding the sewer easement, which was discussed. In response to a question by Commissioner Fiske regarding classroom space, Mr. Schoenhardt spoke about the new classroom layout and described the class distributions. Commissioner Fiske then asked for further information on how they plan to soften the look of this new structure, for the benefit of residential neighbors. Mr. Doyle spoke about the existing fence, which, he says, blocks the view and then gave an overview of the existing plantings and proposed new plantings that will help with this issue. Mr. Doyle did note that the height of the new building will be a height of 31' which is only 2' taller than the current structure which stands at 29'. He then also reviewed the setbacks for the proposed structure. Commissioner Peterson then asked for more information on their choice for the exterior materials they plan to use, asking if it is Dryvit. Mr. Schoenhardt confirmed that it is Dryvit and explained why he favors this material, describing it as durable, practical and energy efficient. When asked by Commissioner Pabich about the roofing materials, Mr. Doyle said they will use asphalt shingles that match the other buildings.

Mr. Peck told the Commission that staff recommendation is that they do not need those lost six (6) parking spaces and that it is a reasonable request for the waiver.

Commissioner Peterson and Mr. Doyle spoke further about the sewer easement,

with Mr. Doyle providing some history of how it occurred. Commissioner Peterson then asked about fire safety compliance, asking if there were enough exits to comply. Mr. Schoenhardt reviewed the exits and the allowance per door, saying they are in compliance and also said there will be a firewall.

Commissioner Fiske moved for the approval of application #12-15 of Philip Doyle of LADA, P.C., Agent for Cobb School Montessori, Inc., Owner, for a Site Plan Amendment for a gym and multi-purpose space on the property located at 112 Sand Hill Road (Map E14, Block 131, Lot 16), including the parking spaces modification presented. (Includes sheets: A-1, A-2, A-3, L-1, L-2, L-3, L-4, L-5.1, L-5.2, L-6, L-7, L-8 and Survey 1-of-1) The motion was seconded by Commissioner Ryan and passed by a vote of six (6) to one (1), with Commissioner Peterson voting against.

VII. DISCUSSION AND POSSIBLE ACTION ON ANY AGENDA ITEM

a. Discussion on zoning corrections, revisions, and lower Route 10. Mr. Peck reminded the Commission members of a cluster of properties with inconsistent zones that have no rationale from parcel to parcel. He noted that none of the properties are in compliance with the I-1 zone, so he thinks they should be corrected. Mr. Peck noted this process will require a public hearing date to be set. It was decided the Commission members would like to see the map outlining the proposed zones prior to setting the public hearing date. Mr. Peck said all land owners affected would be contacted.

Mr. Peck then distributed a copy of an article from the New York Times regarding affordable housing. Mr. Peck said he was able to get an extension for the grant (with regards to the IHZ) in order to provide Mr. Peck time to structure an affordable housing plan that might be more attractive to the Commission members and residents. He said the extension will give him a few more months and he hopes this can be taken care of by fall. The potential changes for the revised regulation were discussed further. Mr. Peck said it is a priority to not adversely impact existing residents.

VIII. OTHER MATTERS AS MAY PROPERTY BE BROUGHT BEFORE THE COMMISSION

Commissioner Pabich asked Mr. Peck if there was any feedback from Town Attorney with regards to the Powder Forest item presented at the last regular meeting. Mr. Peck said it was determined it will go to public hearing due the fact that it is a revision of a special permit. The public hearing will be on July 2, 2012.

IX. ADJOURNMENT

Commissioner Ryan moved to adjourn the Regular Meeting of the Zoning Commission at 8:43PM. The motion was seconded by Commissioner Fiske and passed unanimously.

Respectfully submitted,

Edward Pabich, Secretary