



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

AGENDA

DESIGN REVIEW BOARD – REGULAR MEETING

MONDAY, DECEMBER 7, 2020 5:30 P.M.

The public meeting will be web-based on Zoom at:

<https://zoom.us/j/2574297243>

Meeting ID: 257 429 7243

Watch meetings LIVE and rebroadcast on Comcast Channels 96, 1090, Frontier Channel 6071 and LIVE streamed or on-demand at www.simsburytv.org

I. CALL TO ORDER

II. ROLL CALL

1. Appointment of Alternates

III. APPLICATIONS

1. Discussion & Possible Action

- a. Application for a Sign Permit and Zoning Compliance Review - Stephanie Civitillo
Owner/Applicant for a restaurant and signage at the property located at 10 Wilcox Street

IV. GENERAL BUSINESS

- a. Adoption of 2021 Meeting Schedule

V. APPROVAL OF MINUTES of the October 5, 2020 regular meeting

VI. ADJOURNMENT

Please notify Laura Barkowski at 860-658-3252 with your availability to attend this regular meeting.

How to Join us on Zoom for the Public Meeting:

1. Join us on the web: <https://zoom.us/j/2574297243>
2. Join us by phone: +1 646 558 8656

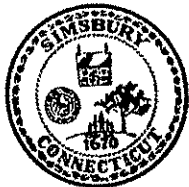
How to view application materials:

Visit: <https://www.simsbury-ct.gov/design-review-board>

Telephone (860) 658-3245
Facsimile (860) 658-3205

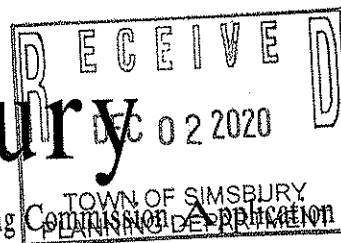
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 – 7:00 Monday
8:30 - 4:30 Tuesday through Friday



Town of Simsbury

Office of Community Planning and Development - Zoning



DATE: 11/24/2020 FEE: \$ 76.00 CK #: 312 APP #: _____
 PROPERTY ADDRESS: 10 Wilcox Street, Simsbury, CT 06070
 NAME OF OWNER: Stephanie Ciriello
 MAILING ADDRESS: 11 Lanston Drive, Simsbury, CT 06070
 EMAIL ADDRESS: steph.ciriello@gmail.com TELEPHONE # 860-810-6182
 NAME OF AGENT: _____

MAILING ADDRESS: _____ TELEPHONE # _____
 EMAIL ADDRESS: _____

ZONING DISTRICT: _____ LOT AREA: _____ SQ FT/ACRES

Does this site have wetlands? ☐ YES ☒ NO Have you applied for a wetlands permit? ☐ YES ☒ NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ☐ **ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- ☐ **TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.
- ☐ **SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article _____, Section _____.
- ☐ **SITE PLAN APPROVAL:** The applicant hereby requests

☐ PRELIMINARY

☐ FINAL

☐ SITE PLAN AMENDMENT pursuant to Article 5, Section J

☒ **SIGN PERMIT**

☐ **OTHER (PLEASE EXPLAIN):** _____

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this original signed and dated application. Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to lbarkowski@simsbury-ct.gov, as well.

Signature of Owner

11/30/2020

Date

Signature of Agent

Date

Telephone (860) 658-3245
 Facsimile (860) 658-3206

www.simsbury-ct.gov

12-02-2020

7389

933 Hopmeadow Street
 Simsbury, CT 06070



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

ZONING COMPLIANCE REVIEW- \$25.00 # _____ - _____

Applicant Name: <u>Stephanie Civitillo</u>		Property Owner: _____		
Property Address: <u>10 Wilcox Street, Simsbury, CT 06070</u>				
Contact Info (phone, email): <u>860-810-6182 Rowxajunct@gmail.com</u>				
Permit Mailing Address: <u>11 Lawton Drive, Simsbury, CT 06070</u>				
Proposed Structure:	Sq. Ft.	Length:	Width:	Height:
Proposed Use: <u>Restaurant</u>		Existing Use: <u>Restaurant</u>		
Zoning District:	Variance: Yes/No <u>No</u>		Parcel Size:	
Flood Zone:	Wetlands: Yes/No <u>No</u>		If yes, approval date:	
1 st Floor Area: _____ sq. ft.	2 nd Floor Area: _____ sq. ft.	Historic District: Yes/No <u>No</u>		
Special Exception: Yes/No: Describe: <u>No</u>				
Comm/Industrial/Business Structures: Coverage: Existing % _____ Proposed % _____				
Please provide: 1. A copy of a map or site plan, drawn to scale, to include the following: <ul style="list-style-type: none">• Location and exact dimensions of all boundaries of the lot;• Location of wetlands and watercourses on or near property;• Location and exact dimensions of all existing and proposed structures, septic system and water supply;• Exact distance of proposed structures from property lines;• A floor plan if the application is for a commercial change of use. 2. Staff may require additional information based on the type of permit required.				
<u>REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY</u> <input type="checkbox"/> E&S compliance <input type="checkbox"/> Foundation As Built <input type="checkbox"/> Final As- Built <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Site Plan <input type="checkbox"/> Compliance <input type="checkbox"/> Limits of Clearing <input type="checkbox"/> Final Zoning Compliance				

APPROVED: _____ Date: _____ DENIED: _____ Date: _____

FOR OFFICE USE ONLY

CERTIFICATE OF OCCUPANCY SIGN OFF

A request has been made for Certificate of Occupancy for a, _____ (structure), at, _____ (address), Building Permit # _____.

Departments	Signature/Sign off	Date
Health Dept/FVHD		
Sewer- Public		
Fire Marshal		
Zoning/ZBA		
Wetlands		
HDC		
Engineering		
Comments		

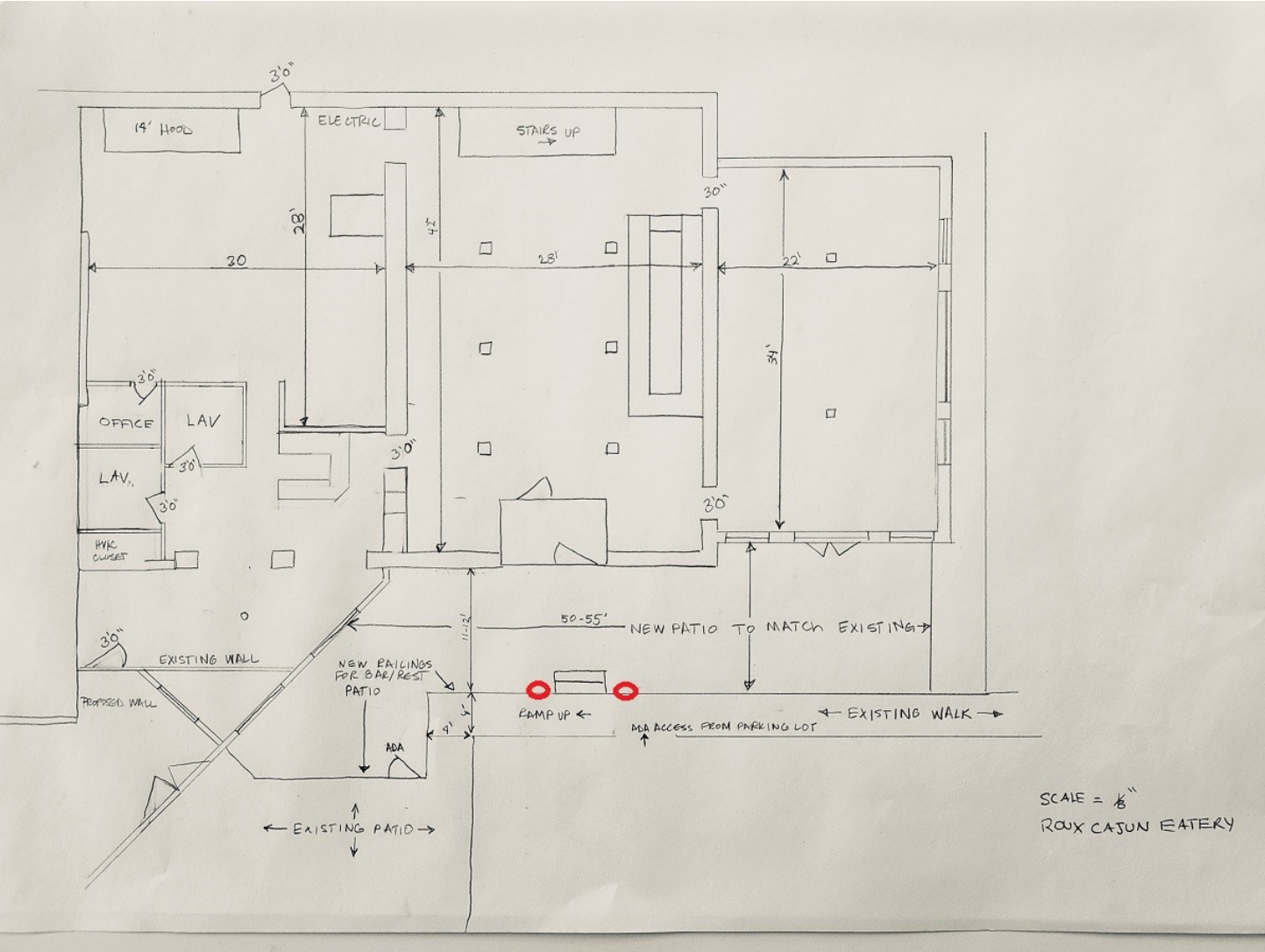
Attached are necessary documents for the proposed 1) lamp posts, 2) patio, and 3) sign.

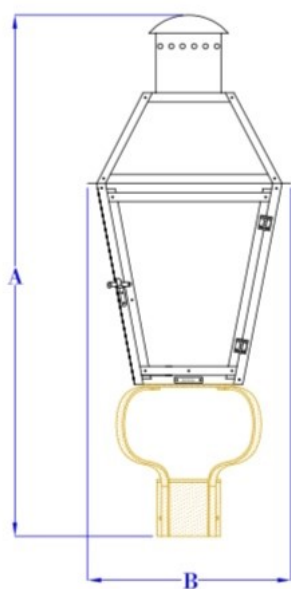
1) A photo and schematic for two French quarter copper gas lamp post. The 2 lamp post will accentuate the front door. I have attached an updated scale drawing showing where they will be. I've also added the lamps and a blue circle representing the sign to a photo of the building.

2) The proposed patio is about 60'x14' as shown in the scale drawing. There will be a small knee wall to raise the existing beds to be level with the current patio. The existing walkway will remain in tact as is. The patio will be built using the same concrete pavers as the existing patio. The patio will have black metal railings shown in the attachments. The black railings should disappear against the stone backdrop allowing the historic building to shine! The yellow door will be painted black as well to make it more in line with the historic building. We will be painting the "1909" that is in the stone above the door black to make it stand out again.

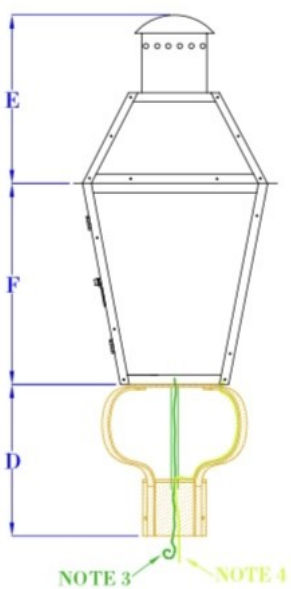
3) The proposed sign will be a 4'x4' round sign on the left side of the front door flat against the wall no more than 6" from the wall. We are proposing a metal sign with a royal blue background and white lettering, or a royal blue background with fleur de lis and white lettering depending on the committees direction.

We would like to have a natural gas fire pit on the patio for our community to enjoy. Below is the proposed fire pit style we'd like to add to the patio. It's 30" wide and 14" tall.



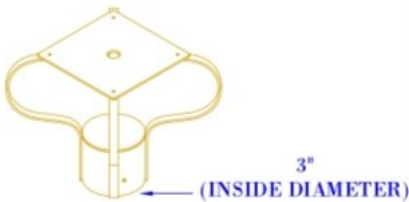


FRONT VIEW
(NTS)

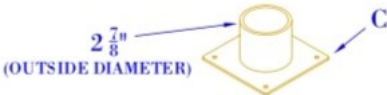


SIDE VIEW
(NTS)

- NOTES:
- 1. MOUNTING HARDWARE SUPPLIED BY OTHERS
 - 2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
 - 3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
 - 4. GAS LIGHTS SUPPLIED WITH 4" GAS NIPPLE AND 1/2 IP x 1/4" GAS LINE ADAPTOR



ISOMETRIC VIEW
-POST MOUNT
(NTS-BRACKET ONLY)



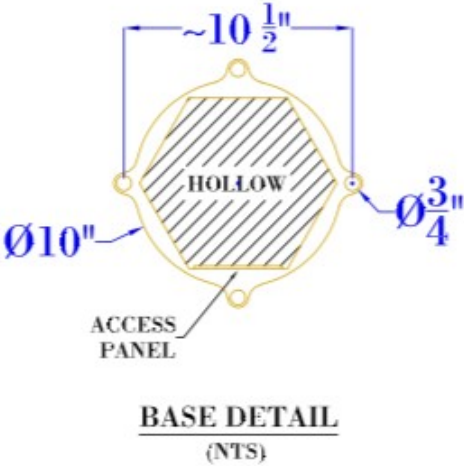
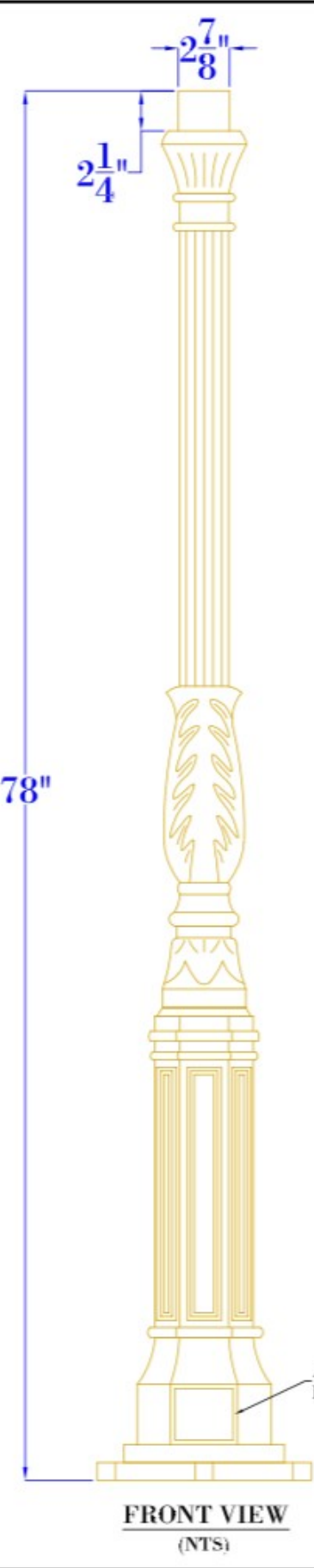
ISOMETRIC VIEW-COLUMN MOUNT ADAPTOR
(NTS- BRACKET ONLY)

SIZE:	18"	21"	24"
A:	26 3/8"	29 1/8"	34 7/8"
B:	10 1/2"	11 1/2"	13 1/4"
C:	5"x5"	5"x5"	5"x5"
D:	8 3/8"	8 3/8"	8 3/8"
E:	7 5/8"	9 3/8"	12 3/8"
F:	10 1/8"	11 1/8"	12 7/8"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	FRENCH QUARTER	DATE:	APP. BY:	JJG
BRACKET:	SPIDER POST MOUNT & COLUMN MOUNT	4-23-20	REVISION:	2

COPYRIGHT 2020, BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS & DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE DUPLICATED IN WHOLE OR PART.

BEVOLO GAS & ELECTRIC LIGHTS				
LIGHT:	N/A		DATE:	DRW BY:
BRACKET:	HOLLAND POST		3-4-18	JJG
			REVISION:	JJG
			1	
COPYRIGHT 2018, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR LOANED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS.				



NOTE: POSTS ARE CAST. ACTUAL BASE DIMENSIONS AND LOCATIONS OF MOUNTING HOLES WILL VARY SLIGHTLY.



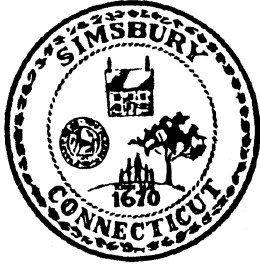












Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

DESIGN REVIEW BOARD

PROPOSED REGULAR MEETING DATES FOR YEAR 2021

5:30 P.M. - MAIN MEETING ROOM

	<u>1st Monday</u>	<u>3rd Monday</u>
JANUARY	4	*
FEBRUARY	1	**
MARCH	1	15
APRIL	5	19
MAY	3	17
JUNE	7	21
JULY	5	19
AUGUST	No Regular Meetings	
SEPTEMBER	***	20
OCTOBER	4	18
NOVEMBER	****	15
DECEMBER	6	20

*Martin Luther King Day

**Presidents Day-Town Hall Closed

***Labor Day-Town Hall Closed

Telephone (860) 658-3235

Facsimile (860) 658-3206

www.simsbury-ct.gov

An Equal Opportunity Employer

8:30 – 7:00 Monday

8:30 – 4:30 Tuesday through

Thursday

8:30 – 1:00 Friday

******Day before Election Day-No Meeting Held**