

MINUTES
DESIGN REVIEW BOARD
Regular Meeting
Wednesday, January 3, 2024, at 5:30 P.M.
FSPL Room, Simsbury Public Library
725 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER

Present: Town Planner, George McGregor; Assistant Town Planner, Brittany MacGilpin; Design Review Board Acting Chair, Polly Rice; Design Review Board Members: Joleen Benedict, Anca Dragulski, Elaine Lang, and Doug McKown.

MOTION: Acting Chair Rice made a motion, seconded by Commissioner Benedict, to add the Election of Officers before the Approval of Minutes. The motion carried unanimously. (5-0-0).

II. ELECTION OF OFFICERS

Chair

Acting Chair Rice nominated Commissioner Lang for Chair.

Commissioner Dragulski nominated Acting Chair Rice.

MOTION: Acting Chair Rice, made a motion, seconded by Commissioner McKown, for Commissioner Lang to be appointed to Chair of the Design Review Board. (4-1-0).

Secretary

Chair Lang nominated Acting Chair Rice for Secretary.

With no other nominations Acting Chair Rice accepted the appointment to Secretary for the Design Review Board.

III. APPROVAL OF MINUTES

December 18, 2023

MOTION: Commissioner Benedict made a motion, seconded by Commissioner McKown, to accept the Minutes of the Regular Meeting held on December 18, 2023. The motion carried unanimously. (5-0-0).

47 **IV. OLD BUSINESS**

48
49 **Application ZC #23-38** of SL Simsbury LLC, Owner, Holden Sabato, Applicant, for
50 a Type 4 Master Site Development Plan (MSDP) pursuant to Section 5.0.B.4 of the
51 Hartford-Simsbury Form-Based Code (HSFBC) for the construction of a 580-unit
52 residential development at 200 Hopmeadow Street (former Hartford Insurance
53 property-south) (Assessor's Map F17, Block 154, Lot 009-2) Simsbury, CT 06070.
54 Zone HS-FBC.

55
56 Paul Vitaliano, Professional Engineer at VHB stated in comparison to the North, the
57 proposed South property's buildings are further back and are perpendicular to the road.

58
59 Acting Chair Rice stated that it is very important that the view from the street of Talcott
60 Mountain and Heublein Tower not be impacted.

61
62 Mr. Vitaliano responded that the two entrances will still highlight that view.

63
64 Commissioner Dragulski stated:

- 65 • The design of the buildings is huge in size with no variety.
- 66 • The clubhouse is too small for such a big community.
- 67 • There was a need for more sources of entertainment or services.

68
69 Laura Crosskey, President of Crosskey Architects, stated:

- 70 • They plan on looking at different colors of siding.
- 71 • There are slight variations of the front entries.
- 72 • In other residential developments the clubhouse is typically 5,000 sq. ft. and
73 that has proven to serve the communities sufficiently. This clubhouse is 7,000
74 sq. ft.
- 75 • There are amenities that are not as common in other developments, such as a
76 pet washing station, a pool and patio with women and men's locker rooms,
77 fitness area, community workspace area, large game room with pool tables,
78 and a nice hall with a kitchen and non-alcoholic bar area, where residents can
79 have get-togethers or reserve for parties.

80
81 Mr. Vitaliano stated:

- 82 • There will be a pickleball court and a mixed-use sports area.
- 83 • The sewer impacted the size, shape, and location of the clubhouse.

84
85 Chair Lang stated:

- 86 • Any development of this size will impact the aesthetics of the town.
- 87 • There was hope for a mixed-use purpose.
- 88 • The community in this development would be able to support a café or daycare
89 center.
- 90 • Some of the rent prices would require a family to make \$200,000 annually, and
91 with that type of income they would most likely be attracted to owning a home.
- 92 • This does not appear to be sustainable.

- This does not seem congruent with the Plan of Conservation and Development.

MOTION: Chair Lang made a motion, seconded by Commissioner Benedict, to table the discussion for **Application ZC #23-38** of SL Simsbury LLC, Owner, Holden Sabato, Applicant, for a Type 4 Master Site Development Plan (MSDP) pursuant to Section 5.0.B.4 of the Hartford-Simsbury Form-Based Code (HSFBC) for the construction of a 580-unit residential development at 200 Hopmeadow Street (former Hartford Insurance property-south) (Assessor's Map F17, Block 154, Lot 009-2) Simsbury, CT 06070. Zone HS-FBC, until the next meeting on January 17, 2024. The motion carried unanimously. (5-0-0).

V. **ADJOURNMENT**

MOTION: Commissioner Benedict made a motion, seconded by Chair Lang, to adjourn the meeting. The motion carried unanimously. (5-0-0).

Acting Chair Rice adjourned the meeting at 6:10 P.M.

Respectfully Submitted,

Amanda Blaze
Commission Clerk