

From: Lois Laczko March 15, 2010 10:38:40 AM
Subject: Design Review Board Minutes 02232010 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
February 23, 2010
Regular Meeting

I. CALL TO ORDER

Chairman Dahlquist called the meeting to order at 5:35 PM in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Kevin Gray, Charles Stephenson, John Stewart, Anthony Drapelick, and John Carroll. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioners Carroll and Drapelick to serve in the absence of Commissioners Naccarato and Gardner.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Antonino Cirinna, Agent, for Signage at Nino's Car Service, 850 Hopmeadow Street. SCZA Zone

Mr. Peck stated that he has tried to contact Mr. Cirinna several times. He has told the applicant that if he did not show up at this meeting tonight with his information, the Town would impose a Zoning Enforcement fine. Mr. Peck stated that he has not yet heard back from the applicant. He will proceed with the fine as of tomorrow. Mr. Peck stated that there are also issues with the existing signage on the site.

Chairman Dahlquist stated that although no action will be taken tonight because the applicant is not in attendance, the Board can treat this as an informal.

Chairman Dahlquist stated that there will be multiple signs on the building because of the different uses within the building. He questioned the Board members if they thought that there should be a unified sign plan for this building.

Commissioner Carroll questioned how big the proposed sign would be. Chairman Dahlquist stated that the sign would be 8 feet. The sign will be placed on the building over the garage bay.

Commissioner Stewart stated that, currently, the Getty gas station is selling gasoline and Mr. Cirinna is renting the bays to do car repairs. Mr. Peck stated that Getty owns the property. There are three entities involved: Getty; the person who has the lease to sell the gas and convenience items; and Mr. Cirinna.

Mr. Peck stated that he understood that there would be a proposal for a unified sign plan and also a site plan to make some revisions to the property.

The Board members discussed and agreed that the logo on the proposed sign would be appropriate.

Commissioner Gray questioned if there was any lighting being proposed for the sign. Mr. Peck stated that he is not aware of any lighting.

Regarding the size of the sign, Commissioner Stewart stated that he does not feel that the size of the sign is inappropriate.

Chairman Dahlquist stated that he would like to see some unity between both signs for the gas station and Nino's. There was some discussion regarding if Getty would continue to sell gas at this location or if another company would be selling another brand of gas.

Commissioner Stewart stated that he does not have any issues with the colors of the proposed sign. Commissioner Carroll stated that the Board could approve Mr. Cirinna's sign as presented, although if there are any substantial changes, will require a reapplication. Chairman Dahlquist stated that the Board does not know what will happen in the future; decisions need to be made in terms of if the proposed sign is appropriate given what is currently at this location.

Mr. Cirinna, the applicant, arrived at 5:55 p.m. He stated that he would like to put up a sign for his business. He was told that he is now 2 feet over in the square footage regarding signage.

Chairman Dahlquist stated that the proposed sign would need to be authorized from the owner. Mr. Peck stated that the current signage that is on the site, with this proposed sign, would put this site over the allowable square footage. There is a requirement to remove another sign if this proposed sign for the auto repair is approved. Mr. Cirinna stated that the other sign has already been removed.

Chairman Dahlquist stated that the Board does not have any concerns regarding the location of the sign or the information on the sign. Because the Zoning Commission requires a unified sign plan, he is unsure if this would constitute a unified sign plan. The Board needs to decide if this sign is unified with the Getty sign.

Mr. Cirinna stated that he does not want to do anything against the Town regulations. He stated that he would like to clean up the outside appearance of the building, although he does not own the building.

Chairman Dahlquist questioned if the signage is the only item in the application, or if lighting is a part of this application. Mr. Cirinna stated that he is only looking for approval for the sign; the sign will not be lit.

Commissioner Stephenson stated that both signs are long rectangles; he does not have issues with the proposed sign. Commissioner Drapelick stated that if the owner of the Getty station changes, they will then have to work with Mr. Cirinna's sign plan. Commissioner Stewart agreed.

Commissioner Gray made a motion that, regarding the application of Antonino Cirinna, Agent, for Signage at Nino's Car Service, 850 Hopmeadow Street, 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 as presented. It is the understanding of the Design Review Board that there is no change to the lighting on this site. Commissioner Stewart seconded the motion, which was unanimously approved.

IV. DISCUSSION

Town Center Form-Based Code Content

Mr. Peck stated that the consultant will be back to Town in the middle of March with the draft. When they come back, they would like to meet with the Boards and Commissions individually in order to get direct input. The second time they come back, they would like to make a public presentation with the final draft. Mr. Peck is hopeful that they will be back the second time in April.

Mr. Peck stated that he has received comments and input for the consultant; he asked that members e-mail him with any other comments so he can get them to the consultant.

Mr. Peck stated that the design guidelines will not be a part of the work

from the consultant; the Town does not have the funding for this. He stated that, also, Attorney Sitkowski has suggested that the design guidelines be renamed design standards.

Mr. Peck stated that the Town needs to make sure that the regulation is a good regulation that the Zoning Commission will adopt. There needs to be a compromise; communication is key.

Chairman Dahlquist distributed a handout regarding his comments to the Code Studio draft.

Chairman Dahlquist stated that he feels that the approach that the consultant is using, in terms of street type as the organizing principle, is good. He stated that some of the issues that he has are that some of the samples were incomplete in terms of how they will go about placing the components that should be a part of that code which are dealing with specific building types, and arranging building forms and building types with each street type.

Chairman Dahlquist gave the Board members an overview of his comments, questions and concerns that were highlighted in his handout.

Commissioner Gray stated that he feels that the term, "Urban General" does not fit well within the Code. He feels that "Village District" would be better terminology.

The Board members discussed the process. Chairman Dahlquist stated that part of the incentive to use this code is to streamline the process. He questioned if there would be any public input. Mr. Peck stated that if an applicant comes in with something that meets the standards, it would get review. If it is determined that it meets the Code, it will go forward without public input. The mechanism for anything that does not clearly comply with the Code will go through a more standard process.

Status of the Incentive Housing Zone Study

Mr. Peck distributed a revised draft of the Proposed Zoning Amendments for Incentive Housing Zones. He stated that some of the sites have dropped out since the beginning of this process. He will be talking to each of the owners to see if they are planning on continuing on in this process.

Mr. Peck stated that the intent of this Regulation is to create property that was properly zoned; well designed; in locations that the Town wanted it; and that could be developed in a reasonable timeframe.

Mr. Peck asked for the Board members to e-mail him with any comments regarding the Incentive Housing Zone Study.

V. CORRESPONDENCE

Chairman Dahlquist stated that he received a letter from a local developer, Bruce Cagenello. The letter commented positively on the Design Review Board.

VI. STAFF REPORTS

Mr. Peck distributed the Recommendation Draft for the PAD Regulation. The Zoning Commission has set a public hearing for March 15th.

Mr. Peck stated that when the Charrette Subcommittee met last, there was some discussion regarding the study area. Code Studio is putting the Regulation together, which does not include the large floodplain. He stated that this is zoned open space; the potential use for this in the future would not be part of the Town Center Code. Commissioner Carroll stated that there were meetings held by two Committees regarding what to do with this land. There are meeting minutes and reports of these meetings, which are available in the Library. He stated that if this becomes an issue, he asked that those reports and recommendations be looked at. The intent at that time of all concerned was that property remain passive.

Mr. Peck stated that the Town is currently talking with the State DOT to try to get ownership of the State parking lots.

VII. APPROVAL OF MINUTES of February 9, 2010 meeting

Commissioner Gray made a motion to approve the February 9, 2010 minutes as written. Commissioner Stephenson seconded the motion, which was unanimously approved.

VIII. ADJOURNMENT

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