

From: Lois Laczko October 4, 2010 10:33:51 AM
Subject: Design Review Board Minutes 07/13/2010 ADOPTED
To: SimsburyCT_DesignMin
Cc:

ADOPTED

Design Review Board Minutes
July 13, 2010
Regular Meeting

I. CALL TO ORDER

Chairman Dahlquist called the meeting to order at 5:30 PM in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Kevin Gray, Rita Bond, Mark Naccarato, Charles Stephenson, John Stewart, Anthony Drapelick, Rick Schoenhardt, and John Carroll. Also present was Hiram Peck, Director of Planning.

II. APPOINTMENT OF ALTERNATES

Chairman Dahlquist appointed Commissioner Carroll to serve in the absence of Commissioner Gardner.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Asbjorn Ghertsen, Owner, for a Site Plan Amendment for placement of two (2) gazebos (1 to the north of building, and 1 to the south of building) on property located at The Riverview, 10 Winslow Place. B-1 Zone

Mr. Ghertsen stated that there is not much land on this property; they would like to put two gazebos on the property adjacent to the existing patios. The gazebos are 10 feet in diameter; they are more modern in their look. The gazebos will be used for photo opportunities only; there will not be any lighting in the gazebos. He stated that they would be placing each of the gazebos on gravel; they are prefabricated structures.

Mr. Peck stated that there are no wetland issues or coverage issues regarding this application.

Commissioner Drapelick questioned if the tents were still in place on the

property. Mr. Ghertsen stated that they do have tents over the patios.

Commissioner Stephenson stated that he feels the gazebos are logical. He also stated that the gazebos cannot be seen from the street, which he feels is good.

Commissioner Bond questioned why the gazebos were being proposed so close to the parking lot. Mr. Ghertsen stated that there is an existing patio and there is not a great deal of lawn in that area. They tried to work with the limited space that they have. Commissioner Bond questioned if there would be any landscaping around the gazebos. Mr. Ghertsen stated that there would be plantings around the gazebo and possibly hanging plants. Commissioner Bond stated that she feels the gazebos will be an attractive addition.

Commissioner Stephenson made a motion that, regarding the application of Asbjorn Ghertsen, Owner, for a Site Plan Amendment for placement of two (2) gazebos (1 to the north of building, and 1 to the south of building) on property located at The Riverview, 10 Winslow Place, 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 on Drawing A-1, dated July 13, 2010. Commissioner Drapelick seconded the motion, which was unanimously approved.

Mr. Peck asked the Design Review Board to amend the agenda to include an informal presentation regarding signage on the Hoffman property.

Commissioner Gray made a motion to amend the agenda to include an informal presentation for the Hoffman Property for internal signage. Commissioner Drapelick seconded the motion, which was unanimously approved.

Commissioner Naccarato recused himself from this discussion.

Attorney Donohue stated that they have submitted a modification from the site plan which included internal signage. He stated that these signs will be pursuant to Section Ten, Special Regs, C.2.d, which on business sites, these are vehicular/pedestrian traffic directional signs that are shown on the approved site plan. He stated that the total area in the traffic directional signs shall not be included in the calculations for the total allowed square footage. He stated that most of these signs cannot be seen from off of the site.

Attorney Donohue showed the internal signs, made by Lauretano Company, to the Board members. These signs will be replacing the temporary A-frame signs. He showed a map of the property where the signs would be located.

He stated that there are 4 different types and sizes of internal signs, including directional signs, fire lane signs, stop signs, and informational signs. There are approximately 50 internal signs.

Commissioner Stewart questioned if any of these internal signs would be lit. Attorney Donohue stated that he was unsure. Commissioner Stewart also suggested having the fire lanes painted in lieu of signs.

Attorney Donohue stated that he would like input from this Board so the consultant can design the most efficient, least obstructive sign plan for the site. They are not in a rush to complete the sign plans. They want to do them right with input from this Board.

Chairman Dahlquist stated that there are approximately 50 internal signs being proposed. He stated that it would be helpful to have the sign designer at the next meeting. He also suggested having the members drive through the site prior to the next meeting so they could give more detailed input.

Commissioner Stephenson stated that he feels the sign concept, in terms of materials and the approach, is very attractive, although too many signs with too much information may need to be looked at. He stated that this is a complex and dense site; there needs to be a fair amount of instruction so people can navigate the site.

Commissioner Schoenhardt stated that the buildings have the manufacturer's names on them. He questioned how much this needs to be repeated on the internal signs.

Commissioner Stewart stated that he would like to see the signs in context on one drawing at the next meeting; he feels that this would be helpful to the Board members.

Chairman Dahlquist stated that he would like Hoffman to come in for another informal discussion so the Board could give the applicant positive input.

Commissioner Naccarato returned to the Board.

Commissioner Drapelick made a motion to amend the agenda to include an informal discussion for signage for Marc Lubetkin. Commissioner Stewart seconded the motion, which was unanimously approved.

Mr. Lubetkin stated that he would like to open a pub at 10 Mall Way. He would like to create a patio out front and also have a sign. He believes that a blade sign would be appropriate at this location. He questioned if the members liked that style of signage and how big the sign should be.

The blade sign would like to be wooden carved sign.

Chairman Dahlquist stated that there is a section regarding signage in their Guidelines, which he read to Mr. Lubetkin. He stated that they recommend blade signs on side streets; he feels that a blade sign would be appropriate for this location.

Chairman Dahlquist stated that the Guidelines would be very helpful to Mr. Lubetkin. He also suggested that he come back for another informal discussion in order for the Board to look at the graphics on the sign and the support mechanism. He also suggested bringing in a site plan for the Board to look at.

Commissioner Stephenson stated that this is a small scale building with a small courtyard; the largest sign allowed may not be appropriate for this location.

b. Application of Ensign-Bickford Realty, Owner, by Landworks Development, LLC, Agent, for consideration of Preliminary Development Plan Review of property on Grist Mill Road shown as Parcel 21 consisting of 7.23 acres, Parcel 19 consisting of 8.512 acres and Parcel 24 consisting of 2.29 acres, submitted for Preliminary Development Plan Review under Article Ten, Section L. Simsbury Planned Area Development Zone Regulation. Application consists of renovation of existing Grist Mill building and construction of 98 residential units and related site improvements.

Chairman Dahlquist questioned what the expectations will be from the Design Review Board regarding this PAD application. Mr. Peck stated that as the process moves forward, they will see more details in the plans. Comments will become more specific as the process goes forward. He stated that any comments and input that could be given that would guide the applicant towards doing something better would be helpful.

Mr. Peck stated that the applicant has been willing to work with the Town throughout the process. They will be back before this Board on July 27th.

Chairman Dahlquist questioned if a motion or a set of comments would be expected at the end of the preliminary stage from this Board. Mr. Peck stated that the Board needs to be honest and give as much input as possible to the applicant.

Chairman Dahlquist stated that he would like to have this application as the primary item on the next agenda.

Chairman Dahlquist stated that there is a section in the PAD Regulation regarding review criteria. He questioned if this was for the master plan

stage. Mr. Peck stated that the PAD Regulation is aimed at the Zoning Commission. He will be giving all of the Boards and Commissions as much information early on in the process as possible.

Chairman Dahlquist suggested that the Board members review the PAD Regulation prior to the next meeting.

Regarding the presentation that Landworks made to this Board at their last meeting, Chairman Dahlquist stated that he did not like the repetition of the buildings. He stated that the most striking thing to him was the five buildings along the linear park.

Commissioner Schoenhardt stated that the cluster of buildings will feel very urban; they are three story buildings and not spaced very far apart. The courtyard will be very small. He feels this space will be unpleasant. Regarding Buildings E and F, he would like a cross section of both of these buildings in order to get a better sense of how confined this will be.

Commissioner Stephenson stated that he feels that it is important to look at the vegetation on this site and to envision what will be removed. There are also several major trees that are very healthy that may be removed. He stated that their Guidelines state that they need to identify existing natural features, in other words, mature trees, topographic features and avoid, as much as possible, extensive topographic reshaping and/or clearing. He sees this applicant as a developer that wants to maximize the use of this site.

Chairman Dahlquist stated that they should discuss the layout of the development, the more basic things that need to be addressed, prior to focusing on specific details.

IV. DISCUSSION

Recommendation to the Board of Selectmen on Design Standards Special Revenue Fund

Mr. Peck stated that the First Selectmen has considered establishing a Special Revenue Fund for the creation of the design standards for the Town Center Code. This is a request for a place to put funds if a grant is received or for any donations. He stated that the Board of Selectmen needs to make a recommendation to the Board of Finance, although they would first like to get a feeling from the Land Use Commissions.

Mr. Peck stated that the estimated funding for the creation of the design standards is approximately \$40,000. This is the amount of money needed in order to hire the consultant.

Chairman Dahlquist stated that he believes this is a great idea; the Design Review Board should encourage getting the design standards in the Code. In the meantime, the Board will be doing their own, which could dovetail with the consultant's work.

Commissioner Schoenhardt made a motion to support the creation of a Special Revenue Fund for the specific purpose of funding the creation of the design standards for the Town Center Code. Commissioner Gray seconded the motion, which was unanimously approved.

V. CORRESPONDENCE

There were none.

VI. STAFF REPORTS

There were none.

VII. APPROVAL OF MINUTES of June 22, 2010 meeting

There were several edits to the minutes.

Commissioner Schoenhardt made a motion to approve the June 22, 2010 minutes as amended. Commissioner Gray seconded the motion, which was unanimously approved.

VIII. ADJOURNMENT

Commissioner Gray made a motion to adjourn the meeting at 7:00 p.m. Commissioner Drapelick seconded the motion, which was unanimously approved.