1 2 3 4 5	SIMSBURY DESIGN REVIEW BOARD TOWN OF SIMSBURY REGULAR SCHEDULED MEETING – SUBJECT TO APPROVAL MONDAY, NOVEMBER 15, 2021 at 5:30 P.M. Via Zoom	
6 7 8	PRESENT:	Steve Antonio, Polly Rice, Katherine Beal, Elaine Lang
9	ABSENT:	Anca Dragulski
10 11 12 13 14 15	ALSO PRESENT:	Jackie Battos, Board of Selectman Laura Barkowski, Code Compliance Officer Luke Florian, Agent Melissa Mazinski, Agent
16	CALL TO ORDER	
17 18 19 20	1. APPOINTMENT OF ALTERNATES 1. None II. NEW BUSINESS	
21 22 23 24 25 26 27	1. App Pro amo con	Commission Applications plication# 21-23 of the Iron Horse LLC and Co-Owner of Freedom perty LLC, Applicant; Luke Florian Agent; application for a site plan endment pursuant to 4.2 of the Simsbury Center Code for the version of a motel to an apartment complex located at 969 Hopmeadow eet (Assessor's Map H08, Block 116 Lot 041).
28 29 30 31 32 33 34 35 36	Chairman Antonio read the application to the Commission. Mr. Florian and Ms. Mazinski introduced the updates on the application since the last meeting including the updated materials proposed and the style of the windows. Chairman Antonio inquired about the styling of the window treatments and recommended adding features like shutters to help blend the design with the overall streetscape in Simsbury. The Commission discussed the proposed window elements and recommended making the window framing more pronounced. Chairman Antonio asked about the use of existing sliding glass doors on the property. Mr. Florian noted that the windows and sliding glass doors with be all new in this renovation. Mr. Florian reviewed the window elevations with the Commission. Ms.	
37 38 39 40 41 42 43	Mazinski presented the changes to the landscaping for the property in regards to the removal of the rock garden which would be replaced with shrubbery. Mr. Florian noted that the plans highlight a focus on the use of greenery for screening as opposed to fencing. Mr. Florian stated the existing neighboring property fencing had certain sections in need of repair that would be addressed further along in the project. The Commission reviewed the trash enclosure on the site and opened the floor for discussion. Ms. Rice noted the proposed white vinyl enclosure be changed to black to better blend with the aesthetic of	

the property. Ms. Lang agreed with Ms. Rice in the use of black vinyl. Chairman Antonio
proposed the Commission pass forward a positive referral with the inclusion of black vinyl
for the dumpster enclosure and an enlarged presentation of the windows of the property.
Chairman Antonio made a motion to pass along a positive referral on application 21-23
given the new conditions stated above. Ms. Rice seconded.

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- 50 **MOTION**: All in favor, no opposed, no abstentions. (4-0-0)

51 III. APPROVAL OF MINUTES from October 18, 2021 regular meeting

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Chairman Antonio stated the Commission would table the approval of the meeting minutesfrom October 18, 2021 until the next regularly scheduled meeting on December 6, 2021.

56 IV. ADJOURNMENT

- 57 Ms. Rice made a motion to adjourn the meeting. Ms. Beal seconded.
- 58 **MOTION**: All in favor, no opposed, no abstentions. (4-0-0)
- 59 Chairman Antonio adjourned the meeting at 6:02pm
- 60 Respectfully Submitted,
- 61 Joseph Hollis
- 62 Acting Clerk