

1 **DRAFT MINUTES**

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3 **Meeting Date: January 18, 2023**

4 **DESIGN REVIEW BOARD**

5 **TOWN OF SIMSBURY**

6 **SPECIAL MEETING – SUBJECT TO APPROVAL**

7 **WEDNESDAY, JANUARY 18, 2023 at 5:30 P.M.**

8 **PRESENT:** Elaine Lang, Polly Rice, Joleen Benedict, Anca Dragulski, Katherine Beal and  
9 Steven Antonio

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11 **ALSO PRESENT:** Planning and Community Development Director George McGregor, Code  
12 Compliance Officer Laura Barkowski and Commission Clerk Jackie Lachance

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14 **I. CALL TO ORDER:** Ms. Lang called the meeting to order at 5:32 p.m.

15 *Mr. Antonio recused himself from the panel for the first application*

16 **II. NEW BUSINESS**

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18 **Referrals from the Office of Community Planning and Development**

- 19  
20 1. **Application ZC#22-42** of Steven Antonio 5 Ants LLC, Applicant, for a site plan  
21 amendment for the construction of a ±116 sq. ft. vestibule and façade  
22 improvements for the property located at 1185 Hopmeadow Street (Assessor’s  
23 Map I05 Block 412 Lot 001) Zone – B2.

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25 Lisa Antonio presented this application indicating that the improvements are being scaled  
26 back from the last time they were in front of the Board. Mrs. Antonio and the Board  
27 discussed the glass enclosure of the vestibule, signage, façade clarifications and the  
28 clock.

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30 **MOTION:** Ms. Rice moved to give a positive referral on this application as  
31 presented. Ms. Benedict seconded the motion.

32 **VOTE:** Lang - aye, Rice - aye, Benedict - aye, Beal - aye, Dragulski – aye  
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34 *Mr. Antonio was seated*

- 35 2. **Application ZC#23-02** of Gradbros Hopmeadow LLC, Owner, for a ±15 sq.ft.  
36 wall sign at 730 Hopmeadow Street (Assessor’s Map G10 Block 227-002). The  
37 property is in the Center Zone, SC-1, SC-2.

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39 The applicant was not present. The Board discussed the lack of cohesiveness with the  
40 businesses in the same plaza. The Board was concerned with the shape/corners of the

1 sign, the lack of borders, the font used, coloring. The Board would suggest stacking the  
2 logo, adding borders and a dark background.

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4 **MOTION:** Mr. Antonio moved to defer action on this application and directed  
5 staff to communicate with the applicant. Ms. Rice seconded the motion.

6 **VOTE:** Antonio – aye, Lang - aye, Rice - aye, Benedict - aye, Beal - aye,  
7 Dragulski – aye  
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9 **III. APPROVAL OF MINUTES from January 4, 2023 regular meeting**

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11 **MOTION:** Ms. Benedict moved to approve the Minutes from the January 4, 2023  
12 regular meeting. Ms. Beal seconded the motion.

13 **VOTE:** Antonio – aye, Rice - aye, Benedict - aye, Beal - aye, Dragulski – aye,  
14 Lang – abstain  
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16 **IV. GENERAL COMMISSION BUSINESS**

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- 18 • The POCD meeting will be on January 30, 2023 at HJMS
  - 19 • CT Bar Association Land Use Seminar on March 11, 2023

20 **V. ADJOURNMENT:** Mr. Antonio moved to adjourn this meeting at 6:12 pm. Ms.  
21 Rice seconded the motion.

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23 **VOTE:** Antonio - aye, Rice - aye, Benedict - aye, Beal - aye, Dragulski – aye,  
24 Lang - aye  
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