

1 **DRAFT MINUTES**

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3 **Meeting Date: February 6, 2023**

4 **DESIGN REVIEW BOARD**

5 **TOWN OF SIMSBURY**

6 **REGULAR MEETING – SUBJECT TO APPROVAL**

7 **MONDAY, FEBRUARY 6, 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 and
12 Code Compliance Officer Laura Barkowski

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14 **I. CALL TO ORDER:** Mr. Antonio called the meeting to order at 5:30 p.m.

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16 **II. NEW BUSINESS**

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

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20 1. **Application ZC #23-03** of Vessel RE Holdings, LLC, Applicant, EAY
21 Properties, LLC, Owner, for a site plan for construction of a 14,063 sq. ft., 80-unit
22 multi-family development, at 446 Hopmeadow Street. (Assessor’s Map G13,
23 Block 142, Lot 003C) Simsbury, CT 06070. Zone R-15.

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25 Attorney Peter Alter of Alter & Pearson in Glastonbury presented this application as in
26 compliance with the affordable housing statute. Parking spaces, types of units and
27 wetland considerations were discussed by Attorney Alter. Josh Levy of Vessel RE
28 Holdings, LLC gave a background of his business and an overview of the proposed
29 development. Mr. Levy went over the parking calculations, street views and building
30 materials. Tom Graceffa presented the landscape plan for this project.

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32 The Board inquired about the other projects this applicant is working on, outdoor living
33 spaces, parking spaces, amount/size of trees on the site, color of the building and the flow
34 of the esthetics of the building with the town. The Board suggested a different color of
35 the façade and requested samples. A storm wall, flower boxes were also suggested.

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38 2. **Application ZC #23-04** of Jeremy Waycott, Applicant, GPF Drake Hill, LLC,
39 Owner, for a sign permit for the permitting of an existing 25 sq. ft. wall sign and
40 an existing ± 2 sq. ft. freestanding sign insert, at 714 Hopmeadow Street.
41 (Assessor’s Map G10 Block 227 Lot 001+2) Simsbury, CT 06070. Zone SC.

1 Eric presented this application. The logo was changed nationwide and therefore the signs
2 had to be changed. The Board would like the sign on the building to be like the
3 monument sign. The Board would like to be presented with other options.
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5 **III. APPROVAL OF MINUTES from January 18, 2023 regular meeting**

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7 The approval of minutes will be continued to the next regular meeting on March
8 6, 2023.
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10 **IV. ADJOURNMENT:** Mr. Antonio moved to adjourn this meeting at 6:54 pm.

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12 **VOTE:** Antonio - aye, Rice - aye, Benedict - aye, Beal - aye, Dragulski – aye
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16 Respectfully submitted,
17 Jacqueline Lachance
18 Commission Clerk
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