

1 **DRAFT MINUTES**

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

4 **DESIGN REVIEW BOARD**

5 **TOWN OF SIMSBURY**

6 **REGULAR MEETING – SUBJECT TO APPROVAL**

7 **MONDAY, MARCH 6, 2023 at 5:30 P.M.**

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

9
10 **ALSO PRESENT:** Planning and Community Development Director George McGregor, Code
11 Compliance Officer Laura Barkowski and Commission Clerk Jackie Lachance

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

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15 **II. NEW BUSINESS**

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

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19 1. **Application ZC #23-08** of, Westminster School, Owner, for a sign permit for
20 installation of a ± 11 sq. ft. freestanding sign, at 995 Hopmeadow Street.
21 (Assessor’s Map H07 Block 103 Lot 034) Simsbury, CT 06070. Zone SC.

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23 Jeffrey Brignano presented this application indicating that the existing sign will be
24 replaced with the same illumination and landscaping. It was suggested that the Historical
25 Society might be interested in the old sign. The new sign will have a white metal post.

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27 **MOTION:** Mr. Antonio moved to give a positive referral on this application as
28 presented. Ms. Beal seconded the motion.

29 **VOTE:** Antonio – aye, Rice - aye, Benedict - aye, Beal - aye, Dragulski – aye

- 30
31 2. **Application ZC #23-06** of, Project Expeditors Consulting Corp., Applicant, Bank
32 of America Corp., Owner, for a site plan amendment for façade changes,
33 landscape upgrades, and site work at 740 Hopmeadow Street. (Assessor’s Map
34 G10 Block 227 Lot 003) Simsbury, CT 06070. Zone SC.

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36 Bryon Poisson presented this application discussing the painting/trim work, guard rail
37 fence, cleaning up staining on the façade, lighting fixtures, bollards paint as well as
38 adding a dumpster enclosure. The Board was concerned with the look of the enclosure
39 and discussed the potential changes. A different plan for the enclosure was submitted by
40 the applicant during this meeting and was agreed to by The Board.

1 **MOTION:** Mr. Antonio moved to give a positive referral on this application with
2 the dumpster enclosure being changed to the one that was submitted of the one
3 shown on Railroad Street with the darker shade perhaps stained in a darker shade,
4 perhaps mahogany in color; the addition of three bronze fixtures on front Bank of
5 America sign and the railings as pictured and presented. Ms. Benedict seconded
6 the motion.

7 **VOTE:** Antonio – aye, Rice - aye, Benedict - aye, Beal - aye, Dragulski – aye
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- 9 3. **Application ZC #23-03** of Vessel RE Holdings, LLC, Applicant, EAY
10 Properties, LLC, Owner, for a site plan for construction of a 14,063 sq. ft., 80-unit
11 multi-family development, at 446 Hopmeadow Street. (Assessor’s Map G13,
12 Block 142, Lot 003C) Simsbury, CT 06070. Zone R-15.
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14 Attorney Peter Alter of Alter & Pearson in Glastonbury as well as Josh Levy of Vessel
15 RE Holdings, LLC presented the potential changes in response to the comments made at
16 the previous meeting on February 6, 2023. They went over the changes to the outside
17 look of the building, existing trees, sidewalk along Hopmeadow Street and lighting. The
18 Board inquired about a bike rack, recreational area for tenants, lighting within the
19 entrance area, suggested some of the existing trees could be saved, a berm or rock wall
20 along the roadway. The Board has asked the applicant to present renderings of all sides of
21 the building, define the recreation area, look into the fencing along the bike trail for
22 access to the potential recreation area, night views of existing vessels with regards to
23 lighting and the elevations/landscaping as it will be.
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25 **III. APPROVAL OF MINUTES**
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27 **January 18, 2023 regular meeting**
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29 **MOTION:** Ms. Benedict moved to approve the Minutes as presented. Ms. Rice
30 seconded the motion.

31 **VOTE:** Antonio – aye, Rice - aye, Benedict - aye, Beal - aye, Dragulski – aye
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33 **February 6, 2023 regular meeting**
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35 **MOTION:** Mr. Antonio noted that line 12 on page 2 should be amended to
36 remove Ms. Rice as she left the meeting early. Mr. Antonio moved to approve the
37 minutes as corrected. Ms. Beal seconded the motion.

38 **VOTE:** Antonio – aye, Rice - aye, Benedict - aye, Beal - aye, Dragulski – aye
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40 **IV. GENERAL COMMISSION BUSINESS**
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42 **Guidelines for Community Design Signs Discussion** – postponed to next regular
43 meeting on March 6, 2023.
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45 **V. ADJOURNMENT**
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MOTION: Mr. Antonio moved to adjourn this meeting at 6:50 p.m. Ms. Rice seconded the motion.

VOTE: Antonio – aye, Rice - aye, Benedict - aye, Beal - aye, Dragulski – aye

DRAFT