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**MINUTES**  
**DESIGN REVIEW BOARD**  
**REGULAR MEETING Monday, March 18, 2024, 5:30 P.M.**  
**Simsbury Town Hall – Main Meeting Room**  
**933 Hopmeadow Street, Simsbury, CT 06070**

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**I. CALL TO ORDER & ROLL CALL**

Chair Lang called the meeting to order at 5:36 P.M.

10 **Present:** Design Review Board Chair, Elaine Lang; Design Review Board Secretary, Polly Rice;  
11 Design Review Board Members, Joleen Benedict, Anca Dragulski, Doug McKown, Andrew  
12 Tarpill; Design Review Board Alternate Member, Kristin Dubois; Planning Director, George  
13 McGregor; Code Compliance Officer, Joseph Hollis

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**II. APPROVAL OF MINUTES**

March 4, 2024

18 **MOTION:** Secretary Rice moved to approve the March 4, 2024 minutes for the regular meeting  
19 of the Design Review Board. Commissioner Benedict seconded. The motion carried. (6-0-0)  
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**III. NEW BUSINESS**

23 **Zoning Compliance Review** of Nhan Nguyen, Applicant, Dung Tran, Owner, for the  
24 installation of a +/- 13.2 sq. ft. replacement to the existing freestanding sign for the nail salon  
25 Revise Beauty at the property located at 111 West Street (Assessor's Map F11, Block 103, Lot  
26 013) Simsbury, CT 06070, Zone B-2.  
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- 28 • Dung Tran, Building Owner, addressed the Commissioners and summarized the sign  
29 replacement request.
- 30 • Chair Lang inquired about the lighting plan. Mr. Tran responded that there will be no  
31 change to the existing lighting, which consists of two flood lights.
- 32 • Secretary Rice inquired if the signposts will be black or white. Mr. Tran responded that  
33 the plan is for the posts to be black to match the trim in the interior of the building. Mr.  
34 Tran also noted that the sign will be the same height as the existing sign.  
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36 **MOTION:** Commissioner Benedict moved that the Design Review Board submits for positive  
37 referral of the Zoning Compliance Review of Nhan Nguyen, Applicant, Dung Tran, Owner, for  
38 the installation of a +/- 13.2 sq. ft. replacement to the existing freestanding sign for the nail salon  
39 Revise Beauty at the property located at 111 West Street (Assessor's Map F11, Block 103, Lot  
40 013) Simsbury, CT 06070, Zone B-2. Commissioner Tarpill seconded. The motion carried. (6-  
41 0-0)  
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43 **Zoning Compliance Review** of Albert Zhang, Applicant, Hopping Fiddler LLC, Owner, for the  
44 installation of a +/- 12 sq. ft. projecting sign, and two tenant panels on the existing freestanding

45 signs at the property located at 6 Wilcox Street a.k.a. 750 Hopmeadow Street (formerly  
46 McLadden's) (Assessor's Map G10, Block 206, Lot 001) Simsbury, CT 06070, Zone SCZ.

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- 48 • Albert Zhang, Applicant, addressed the Commission, noting that they are opening a  
49 breakfast and lunch restaurant at 6 Wilcox Street. The new sign will be the same size as  
50 the previous sign, and the same metal frame from the previous sign will be utilized.
- 51 • Chair Lang noted that the engraved section of the sign should have more contrast against  
52 the wood for visibility purposes. Mr. Zhang noted that they are going to paint the  
53 engraved lettering and design white, which will provide contrast to the wooden sign.
- 54

55 **MOTION:** Secretary Rice moved that the Design Review Board submits for positive referral of  
56 the Zoning Compliance Review of Albert Zhang, Applicant, Hopping Fiddler LLC, Owner, for  
57 the installation of a +/- 12 sq. ft. projecting sign, and two tenant panels on the existing  
58 freestanding signs at the property located at 6 Wilcox Street a.k.a. 750 Hopmeadow Street  
59 (formerly McLadden's) (Assessor's Map G10, Block 206, Lot 001) Simsbury, CT 06070, Zone  
60 SCZ. Commissioner Benedict seconded. The motion carried. (6-0-0)

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62 **Application ZC #24-07** of 34 Hopmeadow Street Realty Co, LLC, a site plan application to  
63 construct a +/- 15,100 sq. ft. childcare center at 34 (aka 30 Hopmeadow St.) Hopmeadow Street  
64 (Assessor's Map E19, Block 117, Lot 001-1C) Simsbury, CT 06070, Zone PAD.

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- 66 • Brain Denno, Denno Land Surveying, summarized the plan for the site, noting the plan  
67 consists of one building of ~15,000 sq. ft. with parking for 50 cars. This is a smaller  
68 footprint than what is included in the Master Plan.
- 69 • Secretary Rice inquired about where the entrance to the building will be. Mr. McGregor  
70 pointed out where the entrance would be on the rendering, noting that the building will  
71 not be directly accessed from Hopmeadow Street.
- 72 • Secretary Rice inquired if there will be a sidewalk around the building and access to the  
73 Aspen Green property. Mr. Denno responded that he will look into options to include a  
74 sidewalk. Mr. McGregor noted that the point to include a sidewalk will also be reviewed  
75 during the site plan review process.
- 76 • Commissioner Tarpill inquired about screening of the parking lot. Mr. Denno noted that  
77 the parking lot is cut into the existing grade, so it will be at a lower level and that the  
78 same point was noted by Town Staff. He is working on addressing this comment.  
79 Commissioner Tarpill also recommended staggering the trees included in the landscaping  
80 as part of the design.
- 81 • John MacFarlane, Principal from JWM Architects, presented the architecture floor plans  
82 for the building. The building is designed to accommodate ~220 children of various  
83 ages.
- 84 • The Commission recommended that the exterior doors be painted a color other than white  
85 to add color, as the current design is sterile.
- 86 • Harry Freeman, Developer, addressed the Commissioners noting that the colors presented  
87 are part of an approved color palette that the tenant uses at its facilities across the  
88 country. The applicant will work to produce a rendering that includes landscaping detail  
89 and will take the Commission's color recommendations under advisement.

- 90 • Commissioner Benedict inquired if the plantings will be native, non-invasive species.
- 91 Mr. Denno confirmed.
- 92 • Commissioner Tarpill noted the sign on the utility door looks out of place. Mr. Denno
- 93 noted this point.
- 94 • This application will come back to the Design Review Board at a later date.

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96 **IV. ADJOURNMENT**

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98 **MOTION:** Commissioner Tarpill moved to adjourn. Secretary Rice seconded the motion. The  
99 motion carried. (6-0-0)

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101 The meeting adjourned at 6:21 P.M.

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103 Respectfully Submitted,

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105 Cara Blackaby

106 Commission Clerk

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