

1 **DRAFT MINUTES**

2
3 **Meeting Date: March 20, 2023**

4 **DESIGN REVIEW BOARD**

5 **TOWN OF SIMSBURY**

6 **REGULAR MEETING – SUBJECT TO APPROVAL**

7 **MONDAY, MARCH 20, 2023 at 5:30 P.M.**

8 **PRESENT:** Elaine Lang, 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

12
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**

- 18
19 1. **Application ZC #23-05** of ARTfx, Applicant, Udolf Enterprises, LLC, Owner,
20 for a sign permit for the construction of a ± 23 sq. ft. freestanding sign for
21 Meadowview Apartments, at 971 Hopmeadow Street. (Assessor’s Map H08
22 Block 116 Lot 040) Simsbury, CT 06070. Zone SC.

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24 Gregg Reed of ARTfx presented this application. Mr. Reed indicated that the sign is in
25 disrepair; the ground lighting will remain as is. The Board inquired about the coloring of
26 the sign and the materials proposed.

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

30 **VOTE:** Antonio – aye, Lang - aye, Benedict - aye, Beal - aye, Dragulski – aye

- 31
32 2. **Application ZC #23-04** of Jeremy Waycott, Applicant, GPF Drake Hill, LLC,
33 Owner, for a sign permit for the permitting of a 25 sq. ft. wall sign and an existing
34 ± 2 sq. ft. freestanding sign insert for TD Bank, at 714 Hopmeadow Street.
35 (Assessor’s Map G10 Block 227 Lot 001+2) Simsbury, CT 06070. Zone SC.

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37 Erik presented this application with the updates as requested by the Board.

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39 **MOTION:** Mr. Antonio moved to give a positive referral on this application as
40 presented. Ms. Benedict seconded the motion.

41 **VOTE:** Antonio – aye, Lang - aye, Benedict - aye, Beal - aye, Dragulski – aye

- 1 3. **Application ZC #23-03** of Vessel RE Holdings, LLC, Applicant, EAY
2 Properties, LLC, Owner, for a site plan for construction of a 14,063 sq. ft., 80-unit
3 multi-family development, at 446 Hopmeadow Street. (Assessor’s Map G13,
4 Block 142, Lot 003C) Simsbury, CT 06070. Zone R-15.
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6 Attorney Peter Alter of Alter & Pearson in Glastonbury as well as Josh Levy of Vessel
7 RE Holdings, LLC presented the updated plan for this application. Updates include a
8 picnic area; change to storm water management; landscaping and the HVAC units. They
9 presented some renderings of the building as well as the materials that will be used.
10

11 The Board inquired about the dumpster; generator for the elevator; solar panels on the
12 roof; entrance way; noise; hallway lighting; lighting within the units and stairwell
13 materials/colors.
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15 **MOTION:** Mr. Antonio moved to give a neutral referral on this application as
16 presented. Ms. Lang seconded the motion.

17 **VOTE:** Antonio – aye, Lang - aye, Benedict - aye, Beal - nay, Dragulski – nay
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19 **III. APPROVAL OF MINUTES**
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21 **March 6, 2023 regular meeting**
22

23 **MOTION:** Ms. Beal moved to approve the Minutes as presented. Ms. Dragulski
24 seconded the motion.

25 **VOTE:** Antonio – aye, Lang - abstain, Benedict - aye, Beal - aye, Dragulski – aye
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27 **IV. GENERAL COMMISSION BUSINESS**
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29 Ms. Beal requested staff set up a workshop to set up an updated sign package.
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31 **V. ADJOURNMENT**
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33 **MOTION:** Mr. Antonio moved to adjourn this meeting at 6:31 p.m. Ms. Lang
34 seconded the motion. Motion passed without objection.
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