1 2 3 4 5 6	SIMSBURY DESIGN REVIEW BOARD TOWN OF SIMSBURY REGULAR SCHEDULED MEETING – SUBJECT TO APPROVAL MONDAY, MARCH 21, 2022 at 5:30 P.M. Via Zoom		
7 8	PRESENT: Steve	Antonio, Polly Rice, Katherine Beal, Anca Dragulski, Elaine Lang	
9	ABSENT: None		
10 11 12 13 14 15	Thoma Ken Co	Barkowski, Code Compliance Officer s Hazel, Interim Town Planner ostello, Agent avigan, Agent	
16	I. CALL TO ORDER		
17	Chairman Antonio called the meeting to order at 5:30pm		
18 19 20	1. APPOINTMENT (a. None	OF ALTERNATES	
212223	II. CALL TO ORDER2. Appointment of Alt	ernates	
24	II. NEW BUSINESS		
25 26 27 28 29 30 31	Trustees of V existing track to support tr	Zoning Commission ‡ 22-08– of SMRT Architects and Engineers, Ken Costello, Agent; The Vestminster School Inc., Owner for Site Plan Amendment to replace to construct synthetic turf surface field with minor site improvements ack use operations at the property located a 995 Hopmeadow Street Iap H07 Block 103 Lot 034) Zone R-40.	
32 33 34 35 36 37 38 39 40 41 42 43	project stating the track would lacrosse field to be placed inside scheme to reflect the school live new scoreboard, and the replay the lighting for the field and the lighting for the project and that garage would be replacing the would be in addition to the explanation of the e	rman Antonio read the application to the Commission. Mr. Costello provided an overview for the ect stating the track would be widened while still retaining the 400-meter element to allow for a base field to be placed inside. The track would feature a cohesive design in a black and gold color me to reflect the school livery. The plans included a three car-garage to be used for storage, a scoreboard, and the replacement of the existing filming tower. Chairman Antonio asked about ighting for the field and the color of the storage garage. Mr. Costello stated there would be no ing for the project and that the garage would match the existing structure. Ms. Lang asked if the ge would be replacing the existing garage or being created as an addition. Mr. Costello stated it ld be in addition to the existing building. Ms. Dragulski would be proposed using the existing tower in a different location to retain its character. The Commission discussed the state of the ing film tower and decided it needed replacement. Ms. Lang asked about the existing bleachers. Costello stated the bleachers would be removed with no plans of replacing them. Ms. Beal asked	

about the track material. Mr. Costello noted the track would be made of an impermeable synthetic rubber surface and the that the track features a trench drain and permeable turf to handle storm water runoff. Chairman Antonio made a motion for a positive referral for application 22-08. Ms. Rice seconded.

MOTION: All in favor, no opposed, no abstentions. (5-0-0)

2. Application for Zoning Compliance Review

a. <u>530R Bushy Hill Road – Russian School of Math</u> of Joe Ritchey, Applicant; Avon Marketplace Investors, LLC., Owner; application for a zoning compliance review for the installation of a 18'9.5" x 22" halo lit sign on the property located at 530R Bushy Hill Road (Assessor's Map B20 Block 508 Lot002A) Zone B-3.

Chairman Antonio read the application to the Commission. The Commission discussed the signage proposed to the historical signage. Ms. Dragulski stated the white backer board differs from the signage in the plaza. Chairman Antonio recommended the Commission condition the referral to change the backer board color to match the lintels on the building facade. Chairman Antonio made a motion for a positive referral with the above condition for the zoning compliance review of 530R Bushy Hill Road. Ms. Lang seconded.

MOTION: All in favor, no opposed, no abstentions. (5-0-0)

2. **25 Albany Turnpike** – **Dunkin** of Christopher Ramm, Applicant; Simsbury Turnpike Realty, Owner; application for a zoning compliance review for the changes to the façade of the building including installing a 11'4.5" x 2' x 5" externally illuminated channel lettered sign, 2 directional signs, and 2 canopies on the property located at 25 Albany Turnpike (Assessor's Map A20 Lot 901 Block 001) Zone B-3.

Chairman Antonio read the application to the Commission. Mr. Gavigan presented the application to the Commission including stating the illuminated signage would be wired to internally illuminate however they would not connect them in order to proof them for potential future proposals. Chairman Antonio made a motion for a positive referral for the zoning compliance review of 25 Albany Turnpike with the condition that the internal illumination in the signage would not be utilized. Ms. Lang seconded.

MOTION: All in favor, no opposed, no abstentions. (5-0-0)

3. **542 Hopmeadow Street - Le Banh Patisserie** of Kim Wood, Applicant; Nord Christensen, Owner; application for a zoning compliance review for the installation of a 2' x 4' non-internally illuminated sign to replace the existing sign on the property located at 542 Hopmeadow Street (Assessor's Map G12 Block 132 Lot 029) Zone B-1.

 Chairman Antonio read the application to the Commission. The Commission discussed the use of a black border around the signage proposed and the visibility from the road. Chairman Antonio stated the color scheme would harmonize with the existing businesses. Chairman Antonio made a motion

87 88 89	for a positive referral for the zoning compliance review of 542 Hopmeadow Street with the condition that a black border be utilized in the final signage. Ms. Beal seconded.	
90	MOTION: All in favor, no opposed, no abstentions. (5-0-0)	
91 92	III. APPROVAL OF MINUTES from March 07, 2022 regular meeting	
93	Chairman Antonio made a motion to approve the minutes as submitted. Ms. Beal seconded.	
94	MOTION: All in favor, no opposed, no abstentions. (5-0-0)	
95		
96 97 98 99	 IV. GENERAL COMMISSION BUSINESS 1. None The Commission discussed the new member Khamla Vorasane.	
100	The Commission diseased the new member renama volustate.	
101	V. ADJOURNMENT	
102	Chairman Antonio made a motion to adjourn the meeting. Ms. Lang seconded.	
103		
104	MOTION: All in favor, no opposed, no abstentions. (5-0-0)	
105 106	Chairman Antonio adjourned the meeting at 6:15pm.	
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108	Respectfully Submitted,	
109	Joseph Hollis, Acting Clerk	