

1
2 **Meeting Date: July 18, 2022**

3 **DESIGN REVIEW BOARD**

4 **TOWN OF SIMSBURY**

5 **REGULAR SCHEDULED MEETING – SUBJECT TO APPROVAL**

6 **MONDAY, JULY 18, 2022 at 5:30 P.M.**

7 **In-Person**

8 **PRESENT:** Steven Antonio, Elaine Lang, Anca Dragulski and Katherine Beal

9 **ABSENT:** Polly Rice

10
11 **ALSO PRESENT:** Code Compliance Officer Laura Barkowski; Assistant Town Planner
12 Savannah-Nicole Villalba and Commission Clerk Jackie Lachance

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

15 *Mr. Antonio recused himself but maintained his attendance to maintain quorum.*

16
17 **II. NEW BUSINESS**

18
19 **1. Application ZC #22-17** of Antonio5, LLC, Owner, for a site plan amendment for
20 the reconfiguration of the parking lot at 1225-1243 Hopmeadow Street
21 (Assessor's Map I05 Block 403 Lot 019). Zone B-2.

22
23 Terri-Ann Hahn of LADA, PC presented the proposed application to reconfigure
24 the current non-complying parking lot on this property as well as some
25 landscaping, noting that this does not include the Dunkin Donuts building.

26
27 Ms. Beal inquired about alleviation of the traffic from Dunkin Donuts – this is a
28 state level issue. Ms. Dragulski encouraged plantings and Ms. Lang asked Ms.
29 Hahn to consider other plantings beyond grass.

30
31 **MOTION:** Ms. Beal moved to give a positive referral on this application. Ms.
32 Anca seconded the motion.

33 **VOTE:** Lang – aye; Dragulski – aye; Beal – aye; motion passed unanimously.

34
35 **2. Application ZC #22-20** of Town of Simsbury, Owner, Kristine Braccidiferro,
36 Applicant, for a sign permit for the construction of a ± 30 sq. ft. non-internally
37 illuminated sign at 1375 Hopmeadow Street (Assessor's Map I05 Block 403 Lot
38 15A), Zone I-1.

39
40 Laura Barkowski presented this proposed application to replace the existing sign
41 with a new stone-based sign, which is to be placed in the same location as the

1 existing one. Ms. Lang inquired about the lighting of the sign; the Board would
2 like to see illumination on the sign.

3
4 **MOTION:** Ms. Lang moved to give a positive referral on this application with
5 the addition of code confirming lighting at the administrative lead. Ms. Beal
6 seconded the motion.

7 **VOTE:** Antonio – aye; Lang – aye; Dragulski – aye; Beal – aye; motion passed
8 unanimously.

9
10 **3. Application ZC #22-22** of The Ethel Walker School for a Site Plan to construct a
11 ± 24,664 sq. ft. dormitory on the campus located at 230 Bushy Hill Road
12 (Assessor’s Map E14 Block 115 Lot 006). Zone R-40.

13
14 Martha Foss of Maryann Thompson Architects presented this proposed
15 application. Ms. Foss went through the campus layout, site plan and some of the
16 intended materials to be used.

17
18 The Board voiced their appreciation for the materials and the feel of this project.

19
20 **MOTION:** Ms. Lang moved to give a positive referral on this application. Ms.
21 Dragulski seconded the motion.

22 **VOTE:** Antonio – aye; Lang – aye; Dragulski – aye; Beal – aye; motion passed
23 unanimously.

24
25 **4. Application ZC #22-23** of Infinity IV, LLC, David Ziak, Agent, for a site plan
26 amendment to allow an outdoor vehicle storage area associated with a self-storage
27 facility at 34A Hopmeadow Street (Assessor’s Map E18 Block 117 Lot 001-2).
28 Zone I-1/PAD.

29
30 David Richman and David Burr presented this proposed application to allow RVs,
31 and boats to be parked in a small area in the southern portion of the parcel. Mr.
32 Richman and Mr. Burr went over the screening plan for this property and the
33 parking lot materials.

34
35 The Board sought clarification on the fencing plan, the setback, parking lot
36 materials, screening, the location of the propane tank, lighting, and the plan for
37 gravel containment.

38
39 **MOTION:** Mr. Antonio moved to give a positive referral on this application with
40 the addition that there is some form of containment to the gravel along all
41 perimeters, that the fencing be maintained consistently with the rest of the site,
42 that the 15’ setback be verified and no parking further back than that and closer to
43 the border. Ms. Beal seconded the motion.

44 **VOTE:** Antonio – aye; Lang – aye; Dragulski – aye; Beal – aye; motion passed
45 unanimously.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

III. APPROVAL OF MINUTES from May 16, 2022 regular meeting

Mr. Antonio moved to approve the Minutes from the May 16, 2022 regular meeting.
Ms. Beal seconded the motion.
VOTE: Antonio – aye; Lang –abstain; Dragulski – aye; Beal – aye; motion passed.

IV. GENERAL COMMISSION BUSINESS

- The Board discussed James Pennington’s commitment to The Board as well as other potentially interested parties.
- The Board discussed the status of the August regular meeting.

V. ADJOURNMENT: Mr. Antonio moved to adjourn this meeting. Ms. Long seconded the motion.

VOTE: Antonio – aye; Lang – aye; Dragulski – aye; Beal – aye; motion passed unanimously.