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RISH MUNROE, TOWN CLK
Simsbury CT

**SIMSBURY DESIGN REVIEW BOARD
TOWN OF SIMSBURY
REGULAR SCHEDULED MEETING – SUBJECT TO APPROVAL
MONDAY, JANUARY 3, 2022 at 5:30 P.M.
Via Zoom**

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PRESENT: Steve Antonio, Polly Rice, Katherine Beal, Anca Dragulski

ABSENT: Elaine Lang

ALSO PRESENT: Laura Barkowski, Code Compliance Officer
Bill Gavigan, Agent
Marc Cohen, Agent
Jack Brandt, Agent
Michael Knisely, Agent
Kenneth LaForge, Agent
Tom LaSalle, Agent
Heather Goetz, Commission Liaison

I. CALL TO ORDER

Chairman Antonio called the meeting to order at 5:30pm

1. APPOINTMENT OF ALTERNATES

a. None

II. NEW BUSINESS

1. Referrals from the Zoning Commission

1. **Application# 21-27** – of SL Simsbury LLC, Applicant; T.J. Donohue, Jr., Killian & Donohue, LLC, Agent; Type 3 application pursuant to the Hartford Form Based Code related to changing the commercial zone to residential and constructing a 15-unit residential building on the property located at 250 Hopmeadow Street (Assessor’s Map F17, Block 154, Lot 009-3-2) Zone HS-FBC.

Chairman Antonio read the application to the Commission. Ms. Barkowski stated that the applicant did not have the revisions completed due to the holidays and would present at the next meeting on February 7, 2022. Chairman Antonio tabled the application until the next meeting.

2. **Application# 21-28** – of Mack V Development LLC, Applicant; Marc R. Cohen, Agent; Sign Permit Application pursuant to Section 9 of the Simsbury Zoning Regulations related to the construction of an externally lit sign on the property located at 1603 Hopmeadow Street (Assessor’s Map H02, Block 403, Lot 002B) Zone B-2.

Chairman Antonio read the application to the Commission. Mr. Cohen described the changes to the sign design in color and shape that were made to align it with the overall

44 aesthetic. Chairman Antonio and Ms. Rice stated that the sign elevation on the building
45 should match the main building sign. Ms. Rice inquired about the color chosen. Mr. Cohen
46 explained the sign would be black and white only. Chairman Antonio noted that the garden
47 center sign and the main building signs were in two different fonts. Mr. Cohen described
48 the Tractor Supply Company font is a registered trademark. Ms. Dragulski stated that she
49 agreed with follow commission members in that the sign height should be lowered to
50 match the main sign, but other than that she approved of the changes. Ms. Beal agreed with
51 Ms. Dragulski. Chairman Antonio made a motion to approve the application with the
52 condition that the sign be hung at the same level as the main building sign. Ms. Beal
53 seconded.

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55 **MOTION:** All in favor, no opposed, no abstentions. (4-0-0)

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57 3. **Application# 21-30** – of Dorset Crossing LLC, Applicant; David S. Ziaks
58 P.E., Agent; Sign Plan Approval for the construction of two multi-unit
59 residential housing buildings on the property located at 115&130
60 Casterbridge Crossing (Assessor’s Map H04, Block 403, Lot 13A-G) Zone
61 PAD.

62 Chairman Antonio read the application to the Commission. Mr. LaForge introduced the
63 team behind the application and presented to the Commission. Mr. LaForge described the
64 proposed construction of apartments on lots D&G within the Dorset Crossing property. Lot
65 D would consist of 30-unit, 3 story building with underground parking. Lot G would be a
66 48-unit building with underground parking. Mr. LaForge discussed the traffic flow for the
67 project with the inclusion of a temporary cul-de-sac. Mr. LaForge continued to describe the
68 landscaping plan for the site including the use of a parkway in-between the two buildings
69 and greenery to break up the scale of the buildings. In addition, the plan included
70 environmental plantings along the wetlands area to the right of the parking lots. Mr.
71 Knisely reviewed the exterior finishes with the Commission and the use of brick and stucco
72 finishes. Ms. Beal stated the pillar and canopy over the upper courtyards should be a lighter
73 color. Ms. Dragulski commented the flat roofs and stucco finish stand out as not aligning
74 with the town. Chairman Antonio advised on the use of gable roofs over the balconies to
75 break up the aesthetic and blend better with the architecture in Simsbury. Ms. Rice rejected
76 the arched windows flanking the entrance to the building and suggested the use of
77 rectangular windows with an additional set over the doors. Ms. Dragulski advised the
78 applicant team that they should include solar panels in the next rendering. Chairman
79 Antonio requested the pitch on the solar panels as well. The application was tabled until a
80 special meeting will be held on Tuesday, January 18, 2022

81 **III. APPROVAL OF MINUTES from December 20, 2021 regular meeting**

82 Ms. Rice made a motion to approve the minutes as submitted. Chairman Antonio seconded.

83 **MOTION:** All in favor, no opposed, no abstentions. (4-0-0)

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86 **V. ADJOURNMENT**

87 Chairman Antonio made a motion to adjourn the meeting.

88 Chairman Antonio adjourned the meeting at 6:29pm.