

**SIMSBURY DESIGN REVIEW BOARD  
TOWN OF SIMSBURY  
REGULAR SCHEDULED MEETING – SUBJECT TO APPROVAL  
MONDAY, DECEMBER 20, 2021 at 5:30 P.M.  
Via Zoom**

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**PRESENT:** Steve Antonio, Polly Rice, Katherine Beal, Anca Dragulski, Elaine Lang -  
joined after the meeting commenced

**ABSENT:**

**ALSO PRESENT:** Laura Barkowski, Code Compliance Officer  
Michael Glidden, Director of Planning and Community Development  
Brent Rehl, Agent  
Rao Khan, Agent  
TJ Donohue, Agent  
Jim Constantakis, Agent  
Jeff Rowling, Agent  
Holden Sabato, Agent  
Bill Gavigan, Agent  
Marc Cohen, Agent  
Tom Tyburski, Agent

**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 Zoning Compliance**
  - 1. Application for Zoning Compliance Review** - of Rao Khan Applicant; Agent; application for a zoning compliance review for the construction of a 7'x 3' front display sign and a 4' x 3' rear display sign to be displayed at the smoke shop located at 1530 Hopmeadow Street (Assessor's Map I03, Block 427, Lot 003) Zone B-2.

Chairman Antonio introduced the application. Mr. Khan presented the application to the Commission including the request to externally illuminate the proposed signage. Ms. Rice inquired about the bordering around both signs with the recommendation of the use of a 1 inch black border to help finish the aesthetic. Chairman Antonio stated black gooseneck lighting could be used to illuminate the signage. Chairman Antonio made a motion to approve the application with conditions of the use of the gooseneck-style lighting as well as

43 the addition of an approximately 1 inch border around each sign as discussed previously.  
44 Ms. Rice seconded.

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

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48 2. **Application for Zoning Compliance Review** - of Dunkin Applicant; Bill  
49 Gavigan Agent; application for a zoning compliance review for the  
50 construction of a 48"x100"x44" awning at the Dunkin restaurant located at  
51 142 Hopmeadow Street (Assessor's Map F18, Block 154, Lot 007A+008A)  
52 Zone B-1.

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54 Chairman Antonio read the application to the Commission. Mr. Gavigan presented to the  
55 Commission. Chairman Antonio inquired about the footprint and color of the awning  
56 comparing the proposed to the existing one. Mr. Gavigan described the specifications to the  
57 Commission. Ms. Rice asked about the clearance designation on the awning to prevent  
58 future damage and the internal structure of the awning. Mr. Gavigan explained that the real  
59 world clearance would be added to the sign during installation and the structure of the  
60 awning would be aluminum tubing. Chairman Antonio inquired about the lighting visibility  
61 and the shade of orange proposed. Chairman Antonio made a motion to approve the  
62 application as presented stating that the dimensions of the awning could be as proposed or  
63 less. Ms. Beal seconded.

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65 **MOTION:** With the addition of Ms. Beal - all in favor, no opposed, no abstentions. (5-0-0)

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67 3. **Application for Zoning Compliance Review** - of Dorothy Ostrowski  
68 Applicant; Agent; application for a zoning compliance review for the  
69 upgrade to parking lot lighting on the Bank of America property located at  
70 736 Hopmeadow Street (Map G10 Block 227 Lot 003) Zone SCZ.

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72 Chairman Antonio read the application to the Commission. No representative was present  
73 for the application so Ms. Barkowski reviewed the application with the Commission. The  
74 Commission discussed the proposed construction of new light poles on the property. Ms.  
75 Barkowski stated there has been extensive work done in the past with Bank of America and  
76 that the proposed application meets all standards set forth by the Simsbury Center Code.  
77 Chairman Antonio made a motion to approve the application. Ms. Dragulski seconded.

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

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81 2. **Referrals from the Zoning Commission**

82 1. **Application# 21-27** - of SL Simsbury LLC, Applicant; T.J. Donohue, Jr.,  
83 Killian & Donohue, LLC, Agent; Type 3 application pursuant to the Hartford  
84 Form Based Code related to changing the commercial zone to residential  
85 and constructing a 15-unit residential building on the property located at

86 250 Hopmeadow Street (Assessor's Map F17, Block 154, Lot 009-3-2) Zone  
87 HS-FBC.  
88

89 Chairman Antonio read the application to the Commission. Mr. Donohue introduced his  
90 team and referred to Mr. Rowling for further explanation. Mr. Rowling discussed the  
91 stylistic elements featured in the proposal including the use of stone, clapboard siding, and  
92 board batten siding for the barn style housing unit. Mr. Rowling explained how the 15-unit  
93 structure would be utilizing the approved footprint. Ms. Rice asked if the height of the  
94 proposed plan matched the previously approved design. Mr. Rowling stated the height  
95 approximately matched the previous plan with the mindset of preserving the mountainous  
96 view. Chairman Antonio inquired about the color scheme proposed. Mr. Glidden explained  
97 to the Commission the previous plan that they referenced was for the multi-family housing  
98 unit that was in the previous plan and not the commercial building that the proposed  
99 housing unit would be built on. Ms. Dragulski stated that the proposed plan was a drastic  
100 departure from the previously approved mixed-use commercial building and advised the  
101 applicants to consider preserving that element as opposed to the larger silhouette of the  
102 strictly residential building proposed. Ms. Beal agreed with Ms. Dragulski in that the  
103 original approval was for a mixed-use commercial building. Ms. Lang stated she shares the  
104 views expressed in regards to the change to solely residential and the inhibition of the view  
105 of the mountainous backdrop. Ms. Rice asked the representatives for the application if any  
106 commercial units exist in the development. Mr. Constantakis stated the development would  
107 maintain the 3,000sqft parcel as retail space and described the efforts undertaken in  
108 locating potential businesses for the space albeit unsuccessfully. Ms. Rice discussed the  
109 possibility of amending the style of the structure to something less invasive to the area.  
110 Chairman Antonio recommended the applicants revert back to the style that was  
111 previously approved. Ms. Dragulski reaffirmed the applicants should preserve the mixed-  
112 use elements of the previously approved plans and urged the applicants to consider the  
113 lasting impacts the structure has on the community. Mr. Glidden stated the Commission's  
114 goal is to ensure the design elements described in the proposal help blend and preserve the  
115 aesthetic and feel of the Town and that the zoned use decision is ultimately up to the  
116 zoning department. Mr. Glidden continued to propose to the applicant and the Commission  
117 that the applicant return in the next regularly scheduled meeting with a modification to the  
118 proposed structure breaking up the mass of the building to help address the concerns of  
119 the Commission. Ms. Beal recommended the possible use of more glass elements in the  
120 design to improve the marketability of the units to a modern demographic. Ms. Lang agreed  
121 with the proposed modification to reduce the impact on the sightline to the mountain.  
122 Chairman Antonio recommended the applicant revert back to the color scheme of the  
123 original plans to further break up the visual of the building. Chairman Antonio tabled  
124 application 21-27 until the next meeting on Jan. 3, 2022.  
125

- 126 2. **Application# 21-28** - of Mack V Development LLC, Applicant; Marc R.  
127 Cohen, Agent; Sign Permit Application pursuant to Section 9 of the  
128 Simsbury Zoning Regulations related to the construction of an externally lit  
129 sign on the property located at 1603 Hopmeadow Street (Assessor's Map  
130 H02, Block 403, Lot 002B) Zone B-2.  
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132 Chairman Antonio read the application to the Commission. Mr. Cohen presented the  
133 application to the Commission noting the removal of the internally illuminated element of  
134 the proposal as the sign will be externally lit. Mr. Antonio inquired about the elevation of  
135 the sign. Ms. Rice commented that the sign in the original proposal for the main building  
136 and the newly proposed garden center sign were inconsistent in size, shape, and coloring  
137 with the vegetables displayed being unidentifiable. Chairman Antonio and Ms. Lang echoed  
138 Ms. Rice's comments. Chairman Antonio recommended moving the sign down above the  
139 doors of the garden center and aligning the shape with the main Tractor Supply sign.  
140 Chairman Antonio tabled application 21-28 until the next regular meeting.

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142 **3. Schultz Park Gazebo Roof Replacement**

143 Mr. Glidden described the need for the Commission approval for the Schultz Park Gazebo  
144 roof replacement. Mr. Tyburski stated the Town approved the budget for the project.  
145 Chairman Antonio made a motion to approve the application as proposed.

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

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149 **III. APPROVAL OF MINUTES from November 15, 2021 regular meeting**

150 Ms. Rice left the meeting. Chairman Antonio made a motion to approve the minutes as  
151 submitted. Ms. Lang seconded.

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

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154 **IV. APPROVAL OF PROPOSED 2022 COMMISSION MEETING SCHEDULE**

155 Chairman Antonio made a motion to approve the meeting schedule as submitted. Ms. Beal  
156 seconded.

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

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159 **V. ADJOURNMENT**

160 Chairman Antonio adjourned the meeting at 6:40pm.