

1 Meeting Date: June 21, 2023  
2 DESIGN REVIEW BOARD  
3 TOWN OF SIMSBURY  
4 SPECIAL MEETING – SUBJECT TO APPROVAL  
5 WEDNESDAY, June 21, 2023 at 5:30 P.M.  
6

7 **PRESENT:** Elaine Lang, Steven Antonio, Polly Rice, Katherine Beal and Joleen Benedict  
8

9 **ALSO PRESENT:** Planning and Community Development Director George McGregor and  
10 Commission Clerk Jackie Lachance  
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12 I. **CALL TO ORDER** – Mr. Antonio called this meeting to order at 5:31 p.m.  
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14 II. **OLD BUSINESS**  
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16 **Referrals from the Office of Planning and Community Development**  
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18 **Application ZC# 23-24** of Prospect Enterprises, LLC, Owner, Paul Vitaliano of VHB,  
19 Applicant, for a ± 11,600 sq. ft. building, a ± 2,400 sq. ft. restaurant, a ± 2,325 sq. ft.  
20 restaurant, and a drive-up ATM at 1263 Hopmeadow St. formerly Wagner Ford  
21 (Assessor's Map I05Block 403 Lot 018), zone B-2.  
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23 Paul Vitaliano of VHB went over the updates to the site plan. Mike Barago and Doug  
24 Grunert of BKA Architects went through the materials proposed with samples for the  
25 Board to view. The Board inquired about the illumination for each building as well as site  
26 lighting, different heights of the buildings with the suggestion of a height difference in  
27 the roof of the Starbucks building and the native plantings.  
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29 **MOVED:** Ms. Beal moved to give a positive referral for this application subject to the  
30 recommendation of the articulation on the roof of Starbucks. Ms. Rice seconded the  
31 motion.  
32

33 **VOTE:** Lang – aye; Beal – aye; Antonio – aye; Rice – aye; Benedict – aye.  
34 Motion passed 5-0-0.  
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36 III. **NEW BUSINESS**  
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38 **Referrals from the Office of Planning and Community Development**  
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40 **Application ZC #23-26** of Raising Cane's Restaurant, LLC, Owner, T.J. Donohue,  
41 Applicant, a site plan for the construction of a ± 3,284 sq. ft. restaurant at 530 Bushy Hill  
Road (Assessor's Map B20 Block 508 Lot 001-B), zone B-3.

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T.J. Donohue introduced this application. Jeff Bord of Bohler Engineering gave the background of the site and the native plantings proposed. Dan Wise of ADA Architects discussed the materials that are proposed. The Board inquired about the mechanics, plantings and traffic flow.

**MOVED:** Mr. Antonio moved to give a positive referral on this application. Ms. Benedict seconded the motion.

**VOTE:** Lang – aye; Beal – aye; Antonio – aye; Rice – aye; Benedict – aye.  
Motion passed 5-0-0.

**Preliminary Review Applicant Presentation:** Hartford South/Ridge at Talcott Mountain South

T. J. Donahue introduced this application. Paul Vitaliano of VHB presented the history of the property and this application. Laura Crosskey went through the different types of buildings. The Board inquired about the total dwellings, affordable housing, height of apartment buildings, mechanicals. The Board suggested shutters or flower boxes and reductions in the roof heights.

**IV. APPROVAL OF MINUTES**

June 05, 2023 regular meeting -

**MOVED:** Ms. Benedict moved to accept the June 05, 2023 regular meeting minutes as submitted. Mr. Antonio seconded the motion.

**VOTE:** Lang – aye; Beal – abstain; Antonio – aye; Rice – aye; Benedict – aye.  
Motion passed 4-0-1.

**V. GENERAL COMMISSION BUSINESS**

- The next meeting will be on July 17, 2023.

**VI. ADJOURMENT**

**MOVED:** Ms. Lang moved to adjourn the meeting at 6:51 p.m. Ms. Rice seconded the motion.

**VOTE:** Lang – aye; Beal – aye; Antonio – aye; Rice – aye; Benedict – aye.  
Motion passed 5-0-0.