

# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

**AGENDA  
DESIGN REVIEW BOARD – REGULAR MEETING  
MONDAY, MARCH 16, 2020**

**SIMSBURY TOWN OFFICES – 5:30 P.M. – MAIN MEETING ROOM  
933 HOPMEADOW STREET, SIMSBURY, CONNECTICUT**

- I. CALL TO ORDER
- II. ROLL CALL
  - 1. Appointment of Alternates

III. APPLICATIONS

1. Discussion and Possible Action:

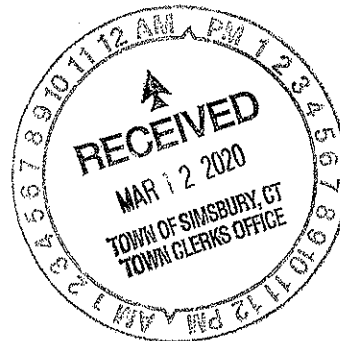
- a. Application #20-03 of Graphic Impact Signs, Inc., Agent; Big Y Foods Inc. Owner; for a sign permit for new signage on the property located at 1313 Hopmeadow Street (Assessor's Map I05, Block 406, Lot 016). Zone B-2.

IV. REFERRALS

V. APPROVAL OF MINUTES of the March 2, 2020 regular meeting

VI. ADJOURNMENT

Please notify Michael Glidden at 860-658-3252 with your availability to attend this regular meeting.



Telephone (860) 658-3245  
Facsimile (860) 658-3205

[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

*An Equal Opportunity Employer  
8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Friday*



# Town of Simsbury



Office of Community Planning and Development - Zoning Commission Application

DATE: 3/9/2020 FEE: \$(272 sqft x #2 = 544) CK#: 50932 APP #: 20-03

PROPERTY ADDRESS: 1313 Hopmeadow Street

NAME OF OWNER: Big Y Foods Inc.

MAILING ADDRESS: 2145 Roosevelt Avenue, Springfield, MA 01104

EMAIL ADDRESS: Bryant@bigy.com TELEPHONE # (413)784-0600

NAME OF AGENT: Graphic Impact Signs Inc. / John Renzi

MAILING ADDRESS: 575 Dalton Avenue, Pittsfield, MA 01201

EMAIL ADDRESS: cbolotin@gisigns.com TELEPHONE # (800)458-2376

ZONING DISTRICT: B-2 LOT AREA: 1.7 ~~SQ FT~~ ACRES

Does this site have wetlands?  YES  NO Have you applied for a wetlands permit?  YES  NO

**REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):**

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone \_\_\_\_\_ to zone \_\_\_\_\_.
- TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article \_\_\_\_\_, Section \_\_\_\_\_.
- SITE PLAN APPROVAL:** The applicant hereby requests
  - PRELIMINARY
  - FINAL
  - SITE PLAN AMENDMENT pursuant to Article 5, Section J
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** \_\_\_\_\_

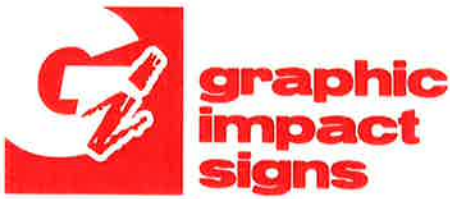
*NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.*

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to [barkowski@simsbury-ct.gov](mailto:barkowski@simsbury-ct.gov), as well.

[Signature] 3/9/2020  
Signature of Owner Date

[Signature] 3-9-2020  
Signature of Agent Date

**EXHIBIT 1**



575 Dalton Avenue, Pittsfield, MA 01201

ph. 800.458.2376 fax. 413.443.0034  
gisigns.com

March 9, 2020

Dear Zoning Commission,

Please find enclosed our application for the proposed sign package with the following signage calculations for:

**Big Y World Class Market**  
1313 Hopmeadow Street  
Simsbury, CT

Signage Calculations

Building Frontage: 272 Linear Feet

Signage Allowance: 272 Linear Feet x 1 Square foot per linear foot = 272 square feet of signage allowance

**Proposed Signage:**

| Type of Sign                             | Quantity and Dimensions of Sign | Illumination Type   | Overall Square footage    |
|--|---------------------------------|---------------------|---------------------------|
| "Big Y" monument sign                    | One @ 67" H x 68" W x 10' OAH   | Ground illumination | 32.00 square feet         |
| "Big Y" building sign                    | One @ 144" H x 144" W           | Halo illumination   | 144.00 square feet        |
| "World Class Market" building sign       | One @ 15" H x 249" W            | Non-illuminated     | 26.00 square feet         |
| "Locally Owned Since 1936" building sign | One @ 10.5" H x 236" W          | Non-illuminated     | 17.20 square feet         |
| "Seafood" building sign                  | One @ 12" H x 79" W             | Non-illuminated     | 6.58 square feet          |
| "Sushi Chef" building sign               | One @ 12" H x 100.6" W          | Non-illuminated     | 8.30 square feet          |
| "Superbird" building sign                | One @ 12" H x 95.7" W           | Non-illuminated     | 7.90 square feet          |
| "Hand Crafted Cakes" building sign       | One @ 12" H x 186" W            | Non-illuminated     | 15.50 square feet         |
| "Local & Organic" building sign          | One @ 12" H x 166" W            | Non-illuminated     | 13.90 square feet         |
| <b>Total:</b>                            |                                 |                     | <b>271.38 square feet</b> |

Proposed sign square footage: 271.38 square feet

Allowed sign square footage: 272.00 square feet


Area of ground illuminated signage: 32.00 square feet

Area of Halo illuminated signage: 144.00 square feet

Area of non illuminated signage: 95.38 square feet

**Total: 271.38 square feet**

Thank you in advance for your consideration on this matter.

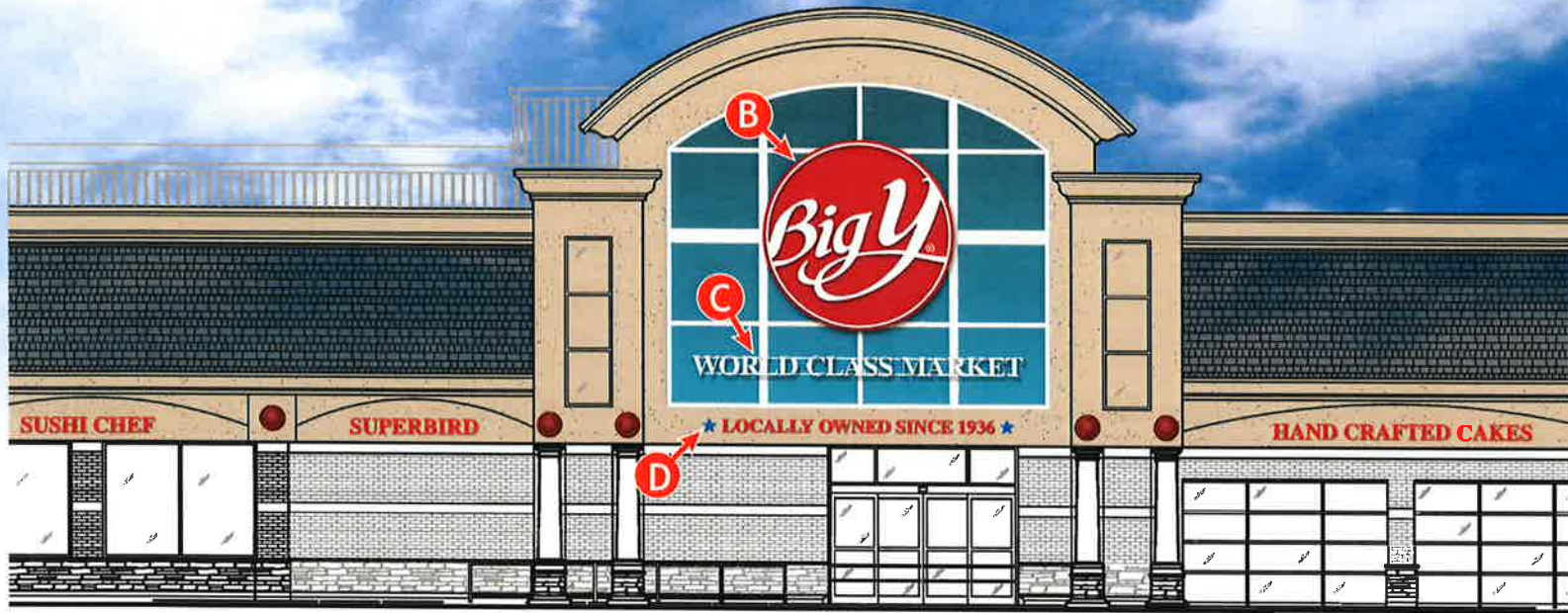
  
John Renzi  
Graphic Impact Signs, Inc.

**EXHIBIT 2**



A...(1)...Double Sided Externally Illuminated Monument Sign...NTS...32 sq. ft. area

**EXHIBIT 3**




**B...Quantity (1)...Storefront Internally Illuminated Halo Sign...NTS**

**logo circle= 144.0 sq. ft.**


- \* 3.0" deep aluminum fabricated circular logo background cabinet...painted to match Big Y Red Pantone 193 C
- \* 3.0" deep aluminum fabricated reverse halo channel letters/logo....188" clear polycarbonate backs...1.5" - 2.0" standoff mount to background cabinet
- \* letters/logo internally illuminated with white low voltage LED modules ...60W 120VAC power supplies contained within background cabinet..UL listings
- \* sign cabinet mounts to window mullion system ( self drill/tap into existing mullion extrusion typ. )
- \* non-illum. " WORLD CLASS MARKET " letters are 1.5" thick CAM routed Versatex PVC letters painted White.... mount to twin sq. 1" aluminum rails
- \* non-illum. " AMERICAN OWNED " letters and stars are Gemini molded plastic letters... custom painted to match Big Y Red Pantone 193 C Red, and Pantone 286 C Blue
- \* rails with letters mount to window mullion system ( mounting method TBD after site survey of as built mullions )...rails painted white...color TBD
- \* Note: ...site survey of as built fascia and window system required prior to fabrication





**graphic impact signs**

800.458.2376  
 fax 413.443.0034  
 575 Wilson Ave. Pittsfield, MA 01201  
 gisigns.com



WORLD CLASS MARKET

Sales Rep: J. Renzi  
 Job Name: Big Y  
 Job Location: Simsbury  
 Sheet: 2 of 8

Date: 3/5/20  
 Job #:   
 Scale: as noted  
 Drawn by: LH

Big Y  
 1313 Hopemeadow St.  
 Simsbury, CT.

Rev 3/9/20

APPROVED  
 APPROVED AS NOTED

CLIENT SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

NOTICE OF COPYRIGHT  
 This is a preliminary drawing. It is not to be used for construction without the approval of Graphic Impact Signs. If you are a contractor, please contact us for more information. We do not warrant the accuracy of this drawing or its use. We warrant only the workmanship of our signs and graphics.



Simulated Halo Illumination at Night



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fax 413.443.0034  
575 Allen Ave, Pittsfield, MA 01201  
glsigns.com



Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 3 of 8  
Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

Big Y  
1313 Hopemeadow St.  
Simsbury, CT.

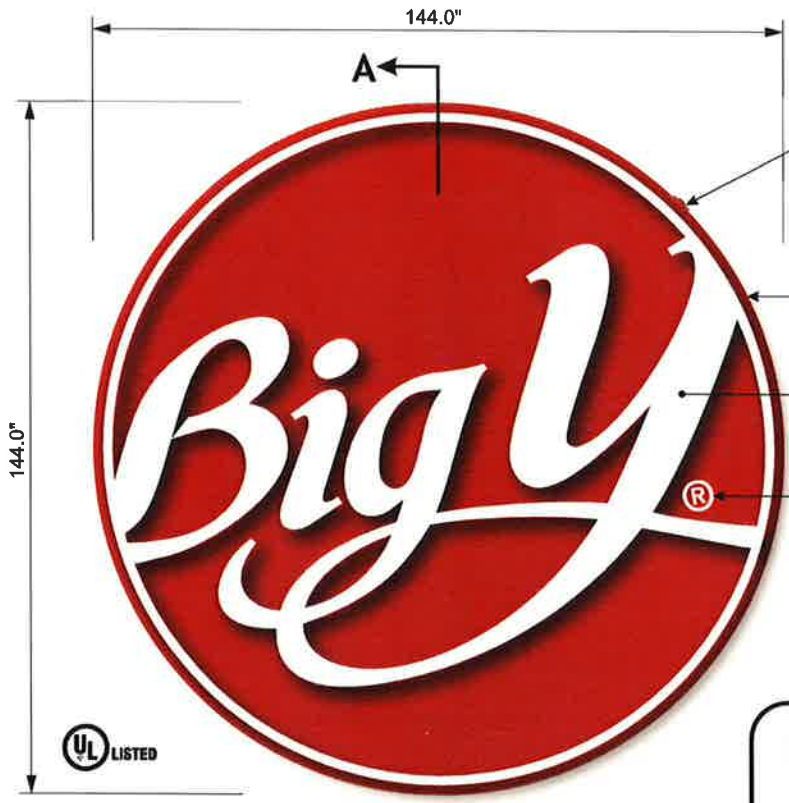
Rev 3/9/20

- APPROVED  
 APPROVED AS NOTED

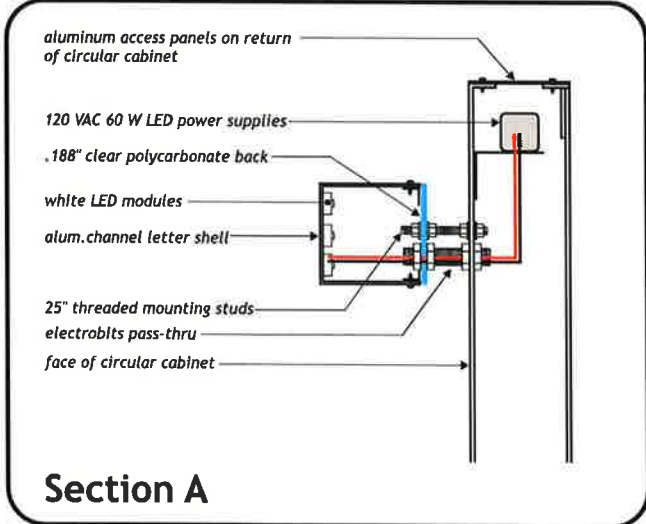
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DATE

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- weatherproof disconnect switch
- 3.0" deep aluminum fabricated circular background cabinet...painted to match Pantone 193 C Red...removable service panels around return edge for access to power supplies and secondary wiring... 120 VAC 60 W power supplies
- 3.0" deep aluminum fabricated reverse halo channel letters/logo with 3/16" clear polycarbonate backs... letter/logo channels painted white...internal white LED module halo illumination...letters/logo to stand-off background cabinet 1.5" - 2.0"
- registered ls non-illum. 1st surface applied white opaque vinyl
- 3.0"
- window mullion extrusion (typ)
- back of sign... painted to match Pantone 193 C Red
- UL LISTED



**Section A**

**B...Single Sided Halo Illuminated Logo Sign...NTS**  
 \* UL listed with disconnect switch



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**Big Y WORLD CLASS MARKET**

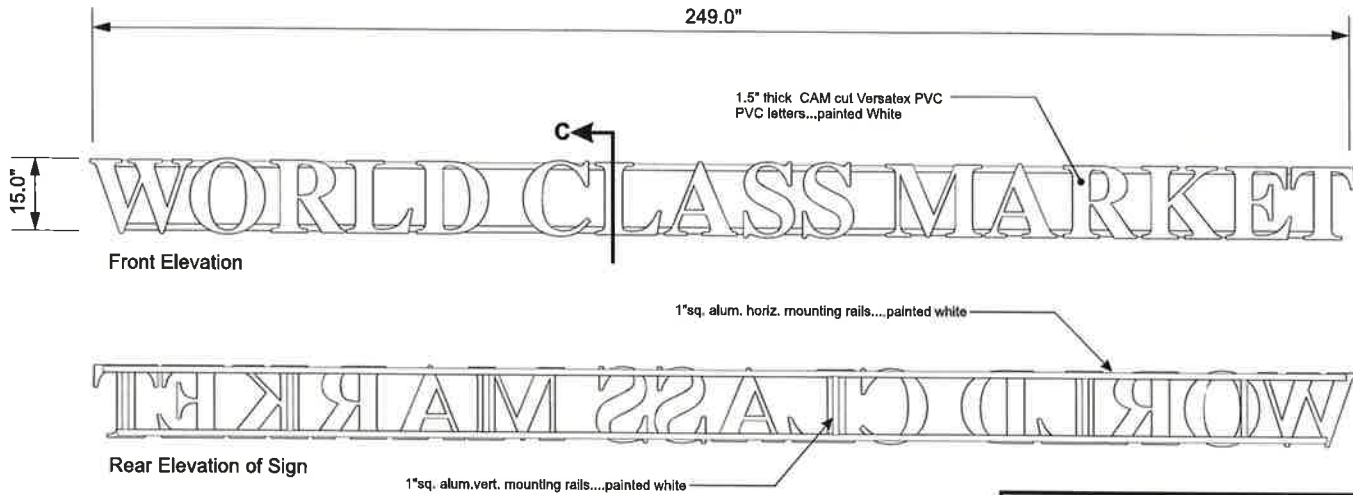
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 Job Name: Big Y  
 Job Location: Simsbury  
 Sheet: 4 of 8  
 Date: 3/5/20  
 Job #:   
 Scale: as noted  
 Drawn by: LH

Big Y  
 1313 Hopemeadow St.  
 Simsbury, CT.  
 Rev 3/9/20

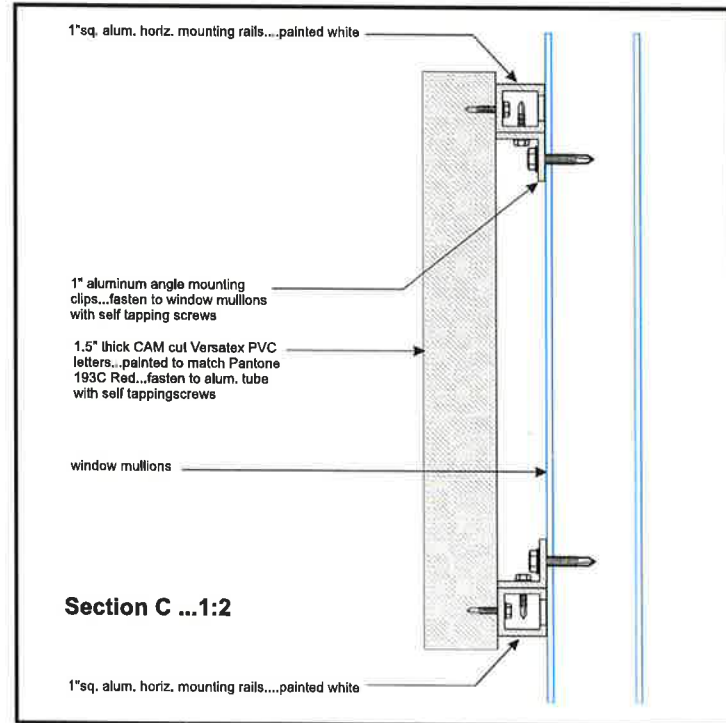
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**B...(1)...Non-Illum. Storefront Letters Mounted to Rails...NTS  
26.01 sq. ft. each**



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**WORLD  
CLASS  
MARKET**

Sales Rep: J. Renzl  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 5 of 8  
Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

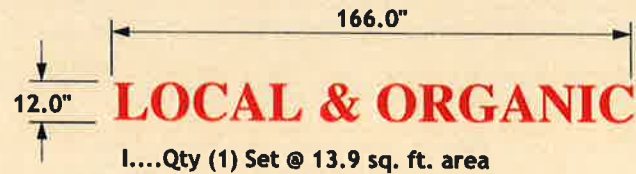
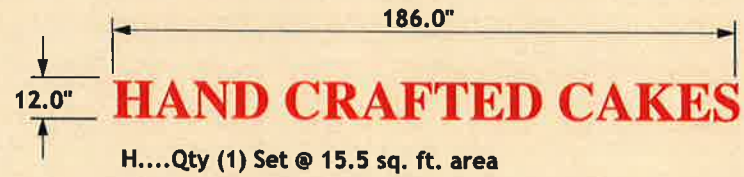
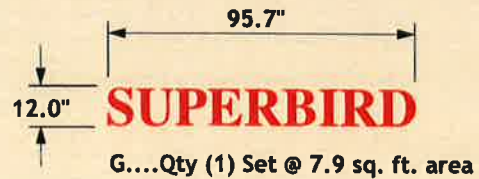
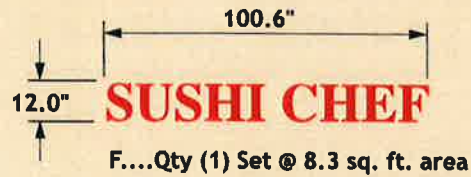
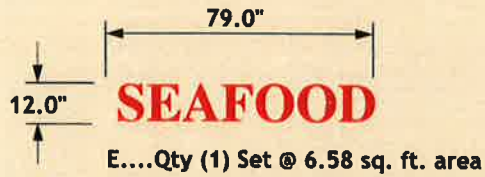
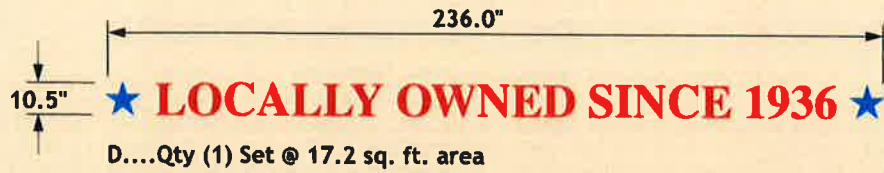
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**Storefront Non-Illuminated Dimensional Letters..NTS**

- \* 1.5" thick CAM routed Versatax PVC letters painted Pantone Red 193 C, and Blue 286 C....Times Bold Letterstyle
- \* mount flush to fascia with studs and silastic adhesive
- \* see typical letter detail next page

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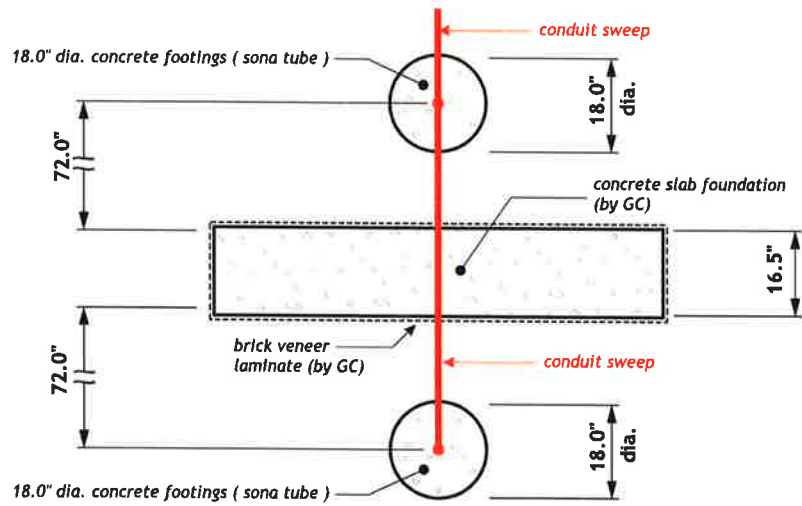
Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 6 of 8  
Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

Big Y  
1313 Hopemeadow St.  
Simsbury, CT.  
Rev 3/9/20

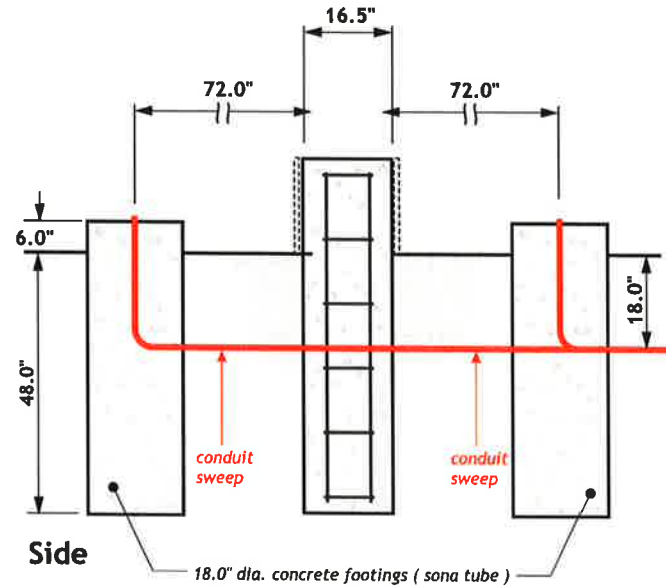
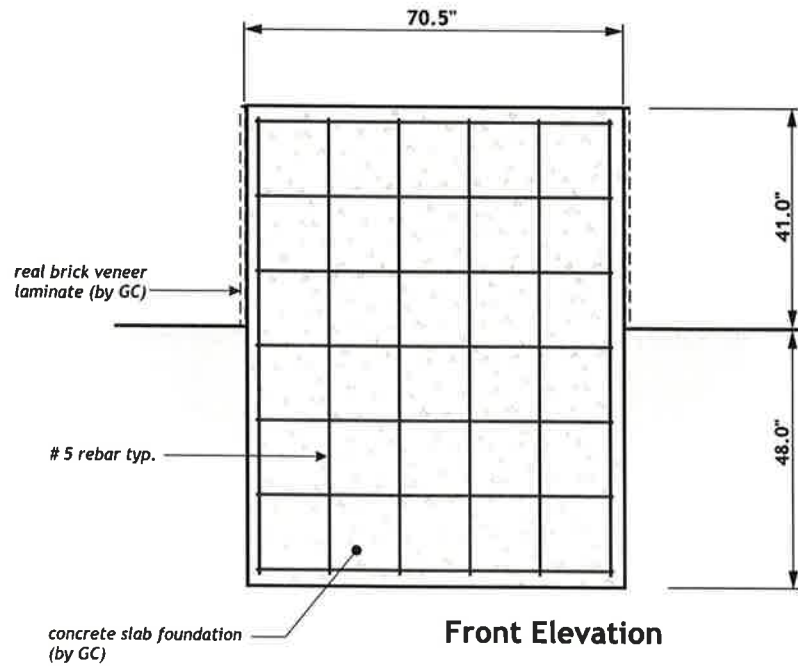
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Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 7 of 8

Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

Big Y  
1313 Hopemeadow St.  
Simsbury, CT.

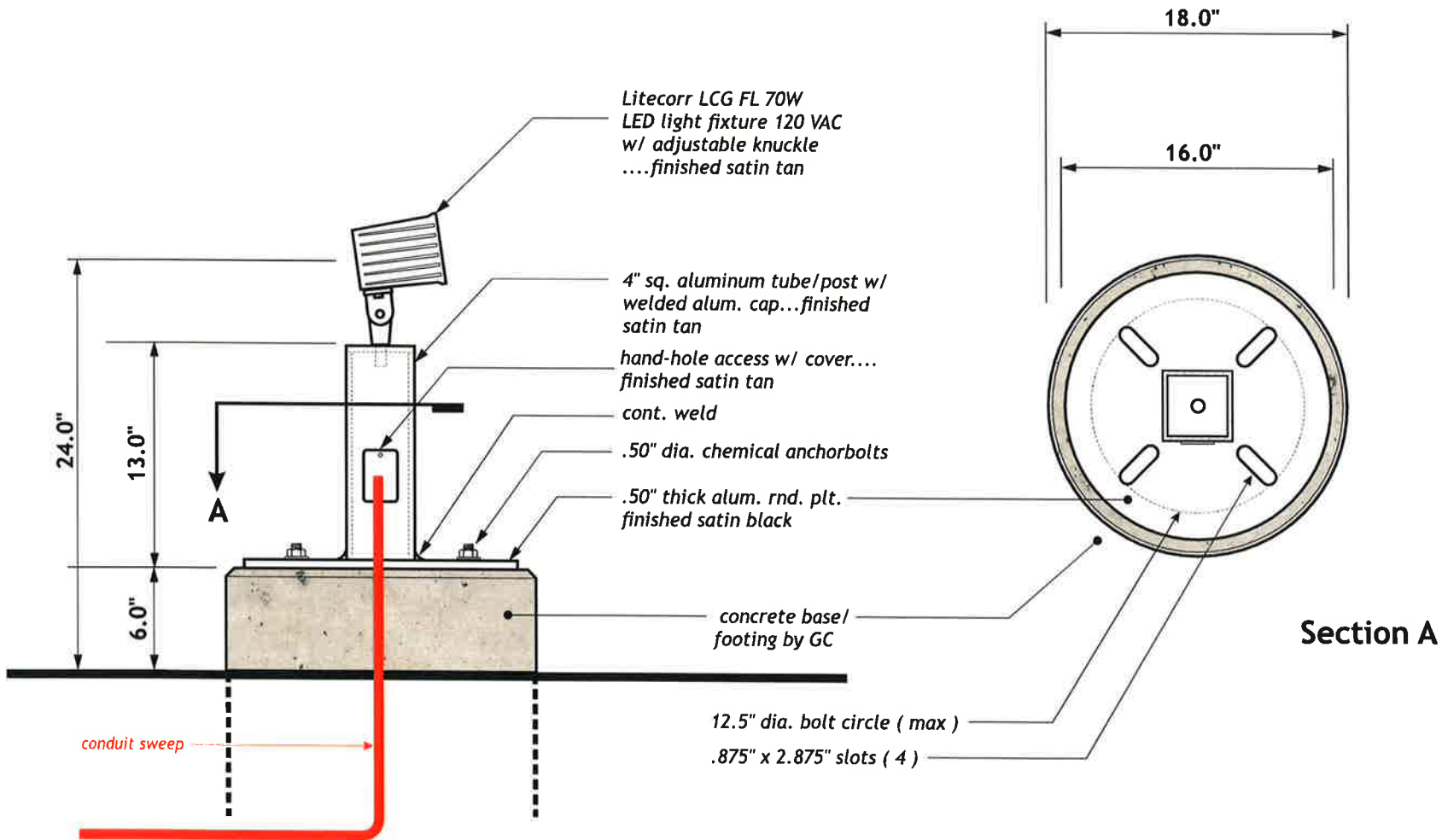
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Details...(2)...LED Light and Mounting Post...2.0" = 1'-0"



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**WORLD  
CLASS  
MARKET**

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Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 8 of 8

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Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

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Big Y  
1313 Hopemeadow St.  
Simsbury, CT.  
Rev 3/9/20

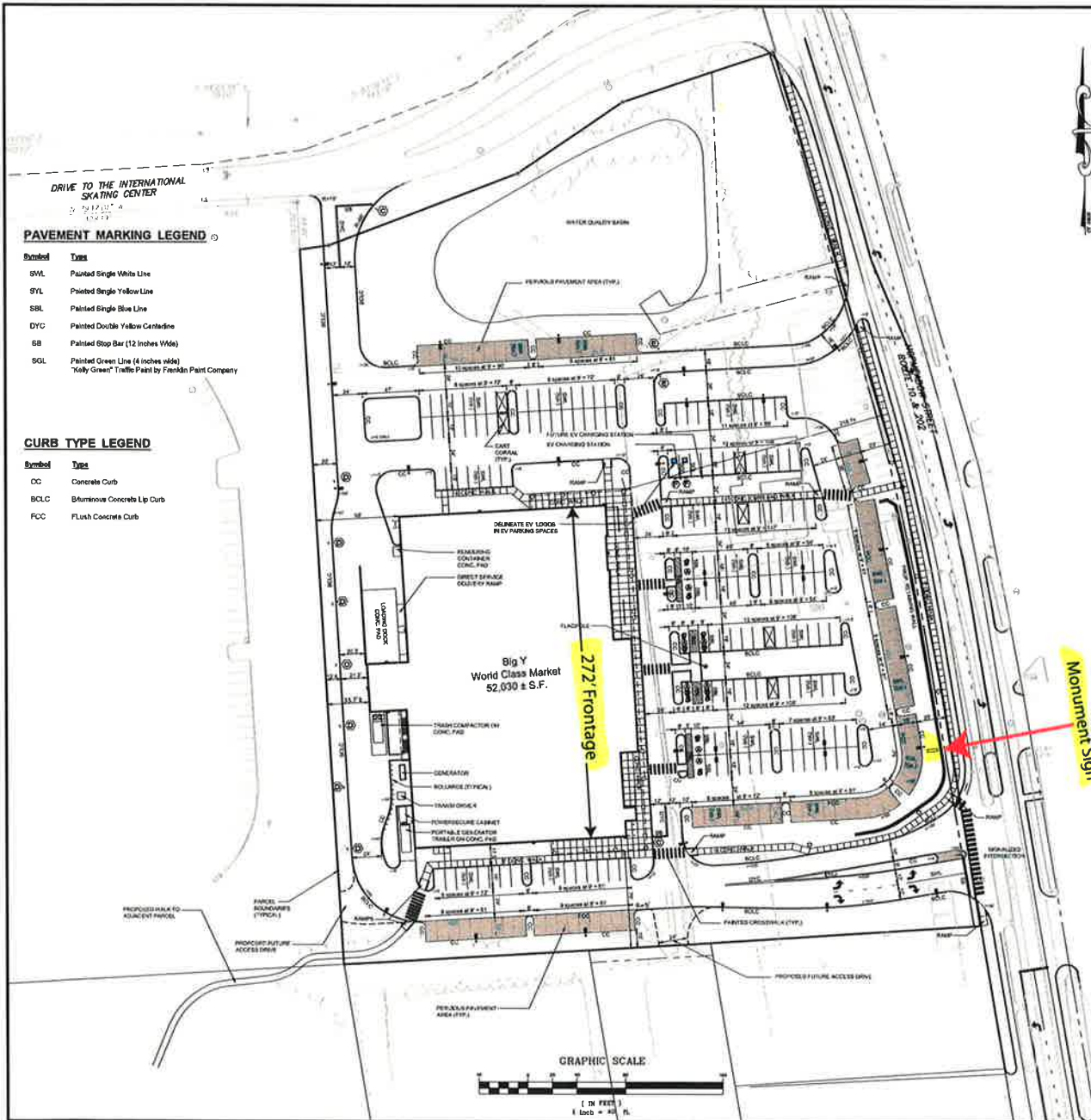
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**ZONING DATA (ZONE B-2)**

**A. Proposed Use - Supermarket\***

**B. Lot Area**

|                     |                       |
|---------------------|-----------------------|
| 1. Minimum Proposed | = No Minimum          |
|                     | = 315,002 Square Feet |

**C. Lot Frontage**

|                     |              |
|---------------------|--------------|
| 1. Minimum Proposed | = No Minimum |
|                     | = 734.2 Feet |

**D. Yards - Backing**

|                                |              |
|--------------------------------|--------------|
| 1. Minimum Front Yard Proposed | = 25 Feet    |
| 2. Minimum Side Yard Proposed  | = 216.7 Feet |
| 3. Minimum Rear Yard Proposed  | = 20 Feet    |
| 4. Minimum Rear Yard Proposed  | = 20 Feet    |
| 5. Minimum Rear Yard Proposed  | = 25 Feet    |
| 6. Minimum Rear Yard Proposed  | = 33.7 Feet  |

**E. Yards - Parking**

|  |             |
|--|-------------|
| 1. Minimum Front Yard Parking Setback Proposed | = 25 Feet   |
| 2. Minimum Side Yard Parking Setback Proposed  | = 15 Feet   |
| 3. Minimum Rear Yard Parking Setback Proposed  | = 15 Feet   |
| 4. Minimum Rear Yard Parking Setback Proposed  | = 10 Feet   |
| 5. Minimum Rear Yard Parking Setback Proposed  | = 12.4 Feet |

**F. Maximum Building Height**

|                                     |           |
|-------------------------------------|-----------|
| 1. Maximum Building Height Proposed | = 40 Feet |
| 2. Maximum Building Height Proposed | = 30 Feet |

**G. Maximum Impervious Coverage**

|                                 |  |
|---------------------------------|--|
| Proposed Impervious Coverage    | = 38.8%                                      |
| Impervious area = 186,263 S.F.  | 186,263 S.F. / 313,002 S.F. = 0.595 or 59.5% |
| Total paved area = 313,002 S.F. |  |

\* Granted Special Exception, September 10, 2012

**PARKING**

**REQUIRED PARKING**

|   |                              |
|---|------------------------------|
| Retail = 41,703 s.f. @ 2.75 sp/1000 s.f.    | = 229.4 spaces               |
| Warehousing = 7,438 s.f. @ 0.25 sp/500 s.f. | = 3.7 spaces                 |
| Office = 2,848 s.f. @ 2.5 sp/500 s.f.       | = 14.2 spaces                |
| <b>Total</b>                                | <b>= 247.3 or 248 spaces</b> |

**PROPOSED PARKING**

|   |  |
|---|--|
| 248 Total spaces  |  |
| Including 8 Accessible spaces (does not include cart corrals) |  |
| 184 - 75'x15' spaces  |  |
| 61 - 75'x15' spaces (43% of Total)                            |  |

\* Reduction in length from 18 feet to a minimum of 16 feet for up to 100 parking spaces granted by Special Exception on September 18, 2012.

**SIGNAGE LEGEND**

| Symbol | Graphic        | Catalog Number                      | Quantity |
|--------|----------------|-------------------------------------|----------|
| A      | [Sign Graphic] | New Revised Sign (CT Building Code) | 8        |
| B      | [Sign Graphic] | 31-0848                             | 4        |
| C      | [Sign Graphic] | 31-0532                             | 2        |
| D      | [Sign Graphic] | 31-0630                             | 7        |
| E      | [Sign Graphic] | 31-1119                             | 2        |
| F      | [Sign Graphic] | CUSTOM (12" x 18")<br>*SEE NOTE 12  | 2        |

**SIGNAGE AND PAVEMENT MARKING NOTES**

- Stop lanes shall be painted with white traffic paint (12 inches wide)
- All standard parking stalls and centerlines shall be painted with white traffic paint (4 inches wide)
- Traffic control arrows shall be painted with white traffic paint
- All accessible parking stalls, titles and symbols of accessibility shall be painted with blue traffic paint (4 inches wide)
- Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide)
- Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide)
- All on-site traffic paint shall conform to CT DOT Form 817.4M.07.21
- All pavement markings and signs shall conform to "Manual On Uniform Traffic Control Devices", "Standard Alphabets For Highway Signs And Pavement Markings", CT DOT 817, State Building Code and ADA Requirements and as shown on the details
- Sign catalog numbers obtained from "Connecticut Department of Transportation, Bureau of Engineering and Highway Operations, Catalog of Signs", July 2019. Contractor to confirm sign types prior to installation
- Install additional fire lane markings and signage as directed by the Simebury Fire Department Officials
- Reserve sign per CT Building Code
- EV Sign - Dimensions: 12"x18" (Distributor: BRADY WORLDWIDE INC. 888-250-3082, PART NO. 14165)

F. A. Heaketh & Associates, Inc.  
Professional Engineer  
1000 Main Street, Suite 200  
Simsbury, CT 06068  
Phone (860) 653-8000 Fax (860) 644-8500  
www.fah.com



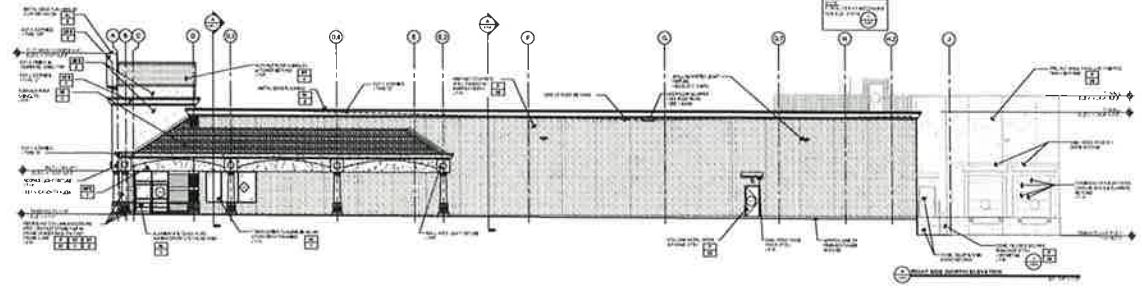
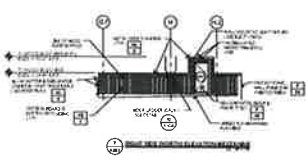
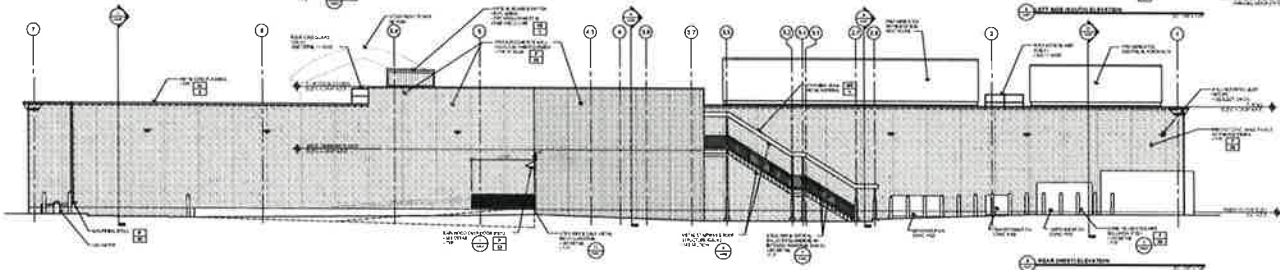
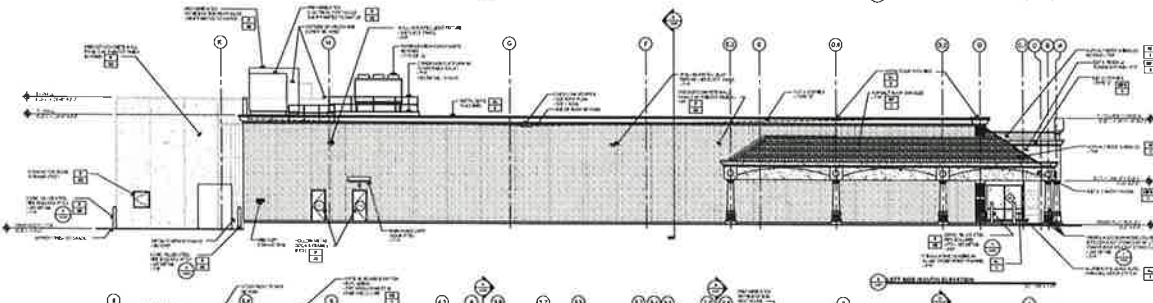
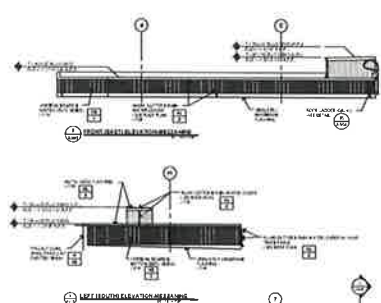
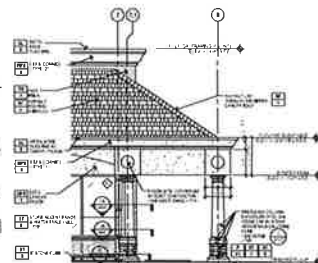
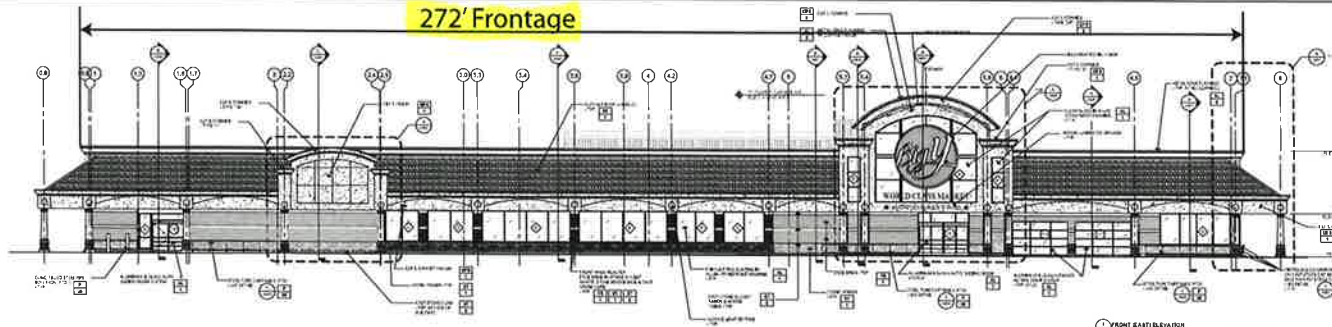
| No. | Date       | Description                     |
|-----|------------|---------------------------------|
| 1   | 11-11-2019 | Final Design                    |
| 2   | 12-10-2019 | Check of Approval / OSHA Limits |
| 3   | 12-10-2019 | Final Design                    |
| 4   | 12-10-2019 | Final Design                    |
| 5   | 12-10-2019 | Final Design                    |
| 6   | 12-10-2019 | Final Design                    |
| 7   | 12-10-2019 | Final Design                    |
| 8   | 12-10-2019 | Final Design                    |

LAYOUT PLAN  
BIG Y WORLD CLASS MARKET  
HOPKINSON STREET  
SIMSBURY, CONNECTICUT  
Job No: 19156  
Date: 07-16-2019  
Scale: 1" = 40'  
Created by: GAY  
Sheet No: 1 OF 1

LA-1



272' Frontage



| EXTERIOR MATERIALS LEGEND |             |                    |
|---------------------------|-------------|--------------------|
| NO.                       | DESCRIPTION | NOTES              |
| 01                        | CONCRETE    | SEE SPECIFICATIONS |
| 02                        | BRICK       | SEE SPECIFICATIONS |
| 03                        | GLASS       | SEE SPECIFICATIONS |
| 04                        | ALUMINUM    | SEE SPECIFICATIONS |
| 05                        | STEEL       | SEE SPECIFICATIONS |
| 06                        | WOOD        | SEE SPECIFICATIONS |
| 07                        | ROOFING     | SEE SPECIFICATIONS |
| 08                        | PAINT       | SEE SPECIFICATIONS |
| 09                        | EIFS        | SEE SPECIFICATIONS |
| 10                        | CLADDING    | SEE SPECIFICATIONS |
| 11                        | SCREENING   | SEE SPECIFICATIONS |
| 12                        | LANDSCAPING | SEE SPECIFICATIONS |
| 13                        | WATER       | SEE SPECIFICATIONS |
| 14                        | SEWER       | SEE SPECIFICATIONS |
| 15                        | MECHANICAL  | SEE SPECIFICATIONS |
| 16                        | ELECTRICAL  | SEE SPECIFICATIONS |
| 17                        | TELEPHONE   | SEE SPECIFICATIONS |
| 18                        | CABLE       | SEE SPECIFICATIONS |
| 19                        | TELEVISION  | SEE SPECIFICATIONS |
| 20                        | DATA        | SEE SPECIFICATIONS |
| 21                        | AC          | SEE SPECIFICATIONS |
| 22                        | HEATING     | SEE SPECIFICATIONS |
| 23                        | COOLING     | SEE SPECIFICATIONS |
| 24                        | VENTILATION | SEE SPECIFICATIONS |
| 25                        | EXHAUST     | SEE SPECIFICATIONS |
| 26                        | INTAKE      | SEE SPECIFICATIONS |
| 27                        | EXHAUST     | SEE SPECIFICATIONS |

PEPIN ASSOCIATE ARCHITECTS

BROMAN ANTHONY ARCHITECTS

CONSTRUCTION NOTES



REVIEW EXTERIOR ELEVATIONS



A...(1)...Double Sided Externally Illuminated Monument Sign...NTS...32 sq. ft. area



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Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 1 of 8  
Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

Big Y  
1313 Hopemeadow St.  
Simsbury, CT.

Rev 3/11/20

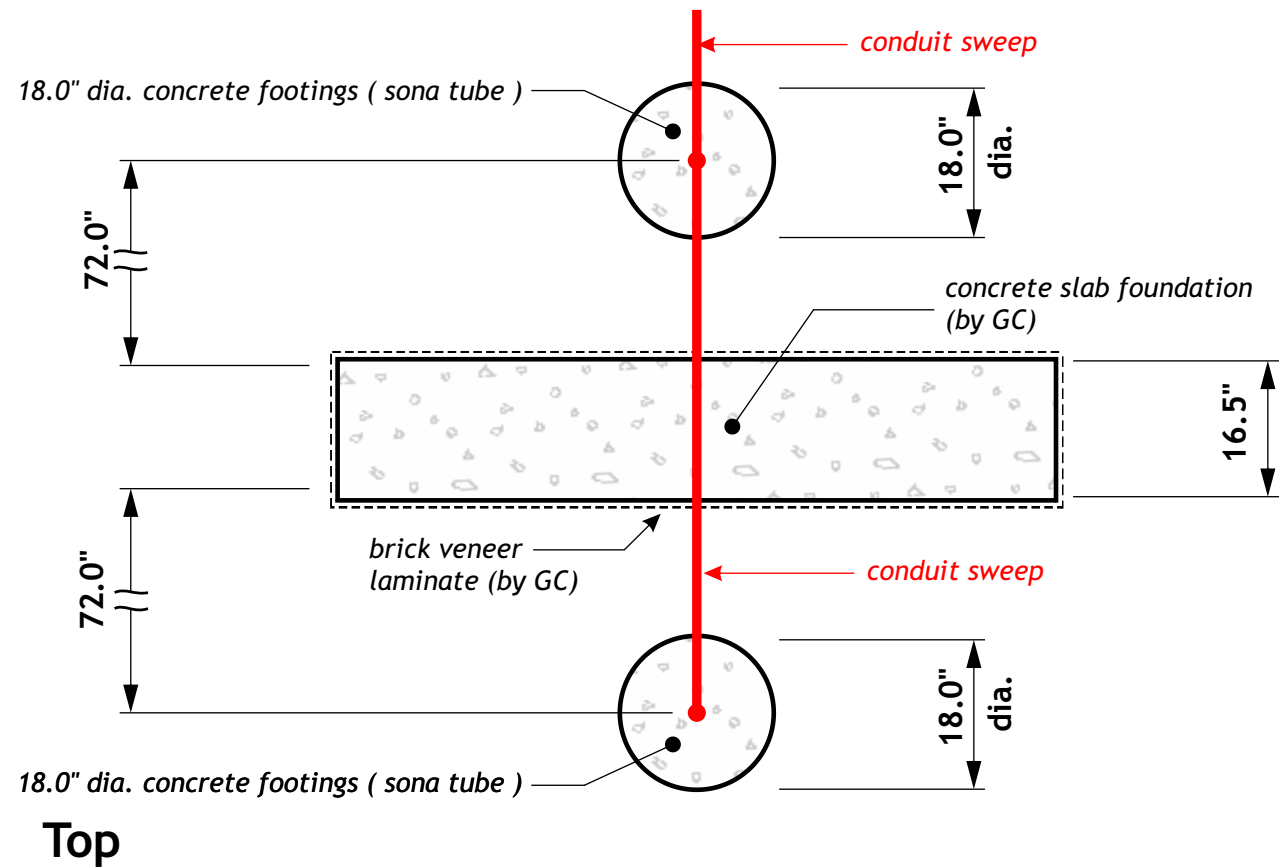
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 APPROVED AS NOTED

CLIENT SIGNATURE

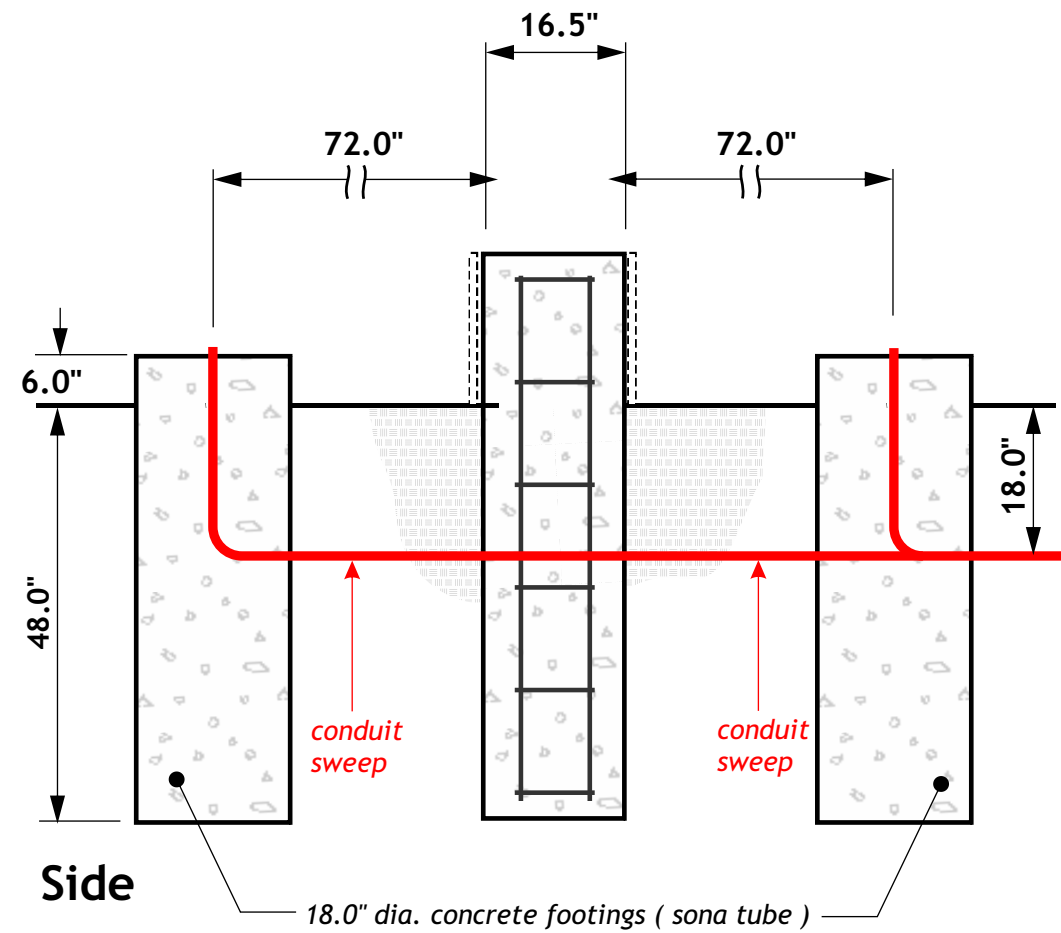
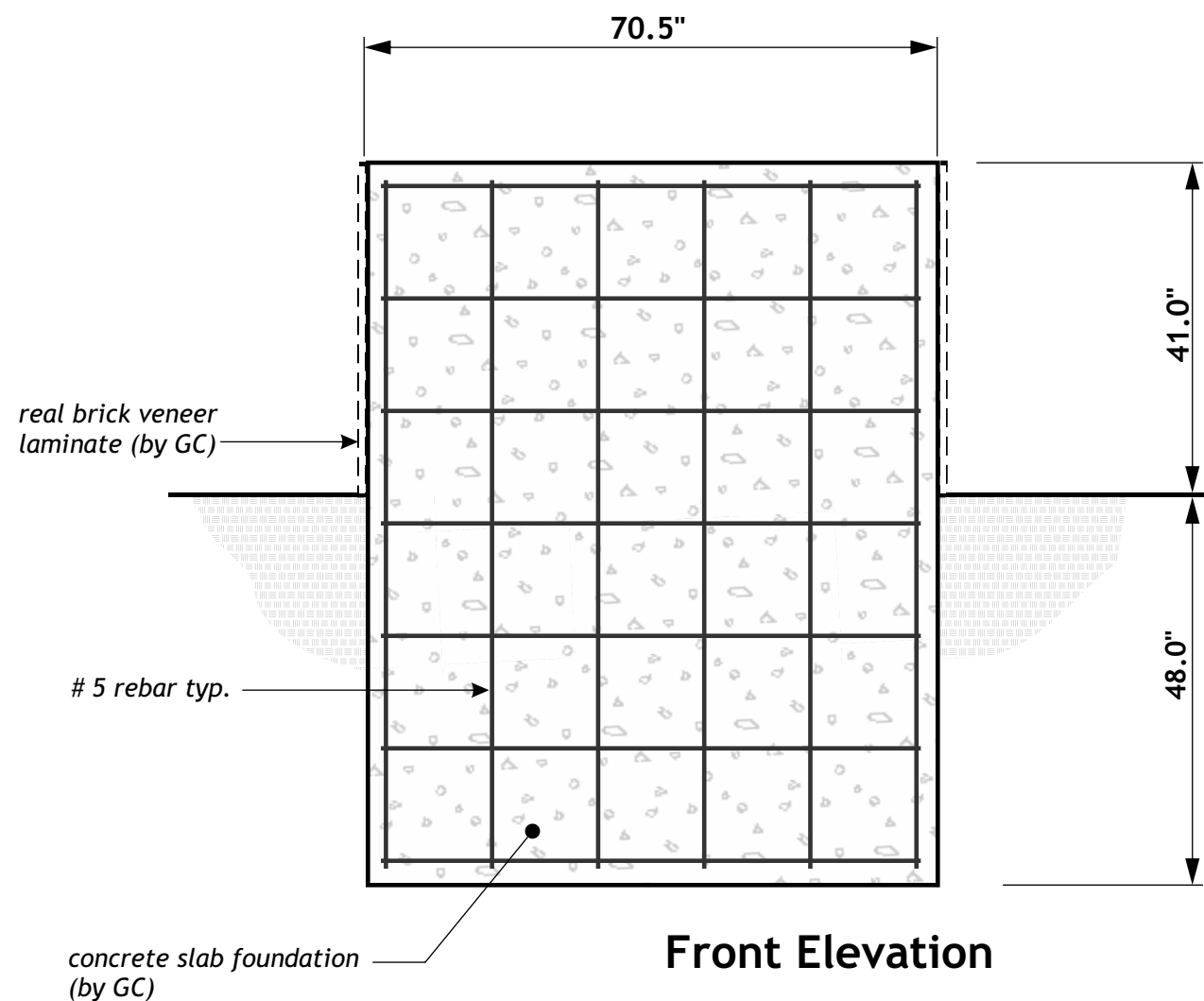
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Top



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Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 2 of 8  
Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

Big Y  
1313 Hopemeadow St.  
Simsbury, CT.

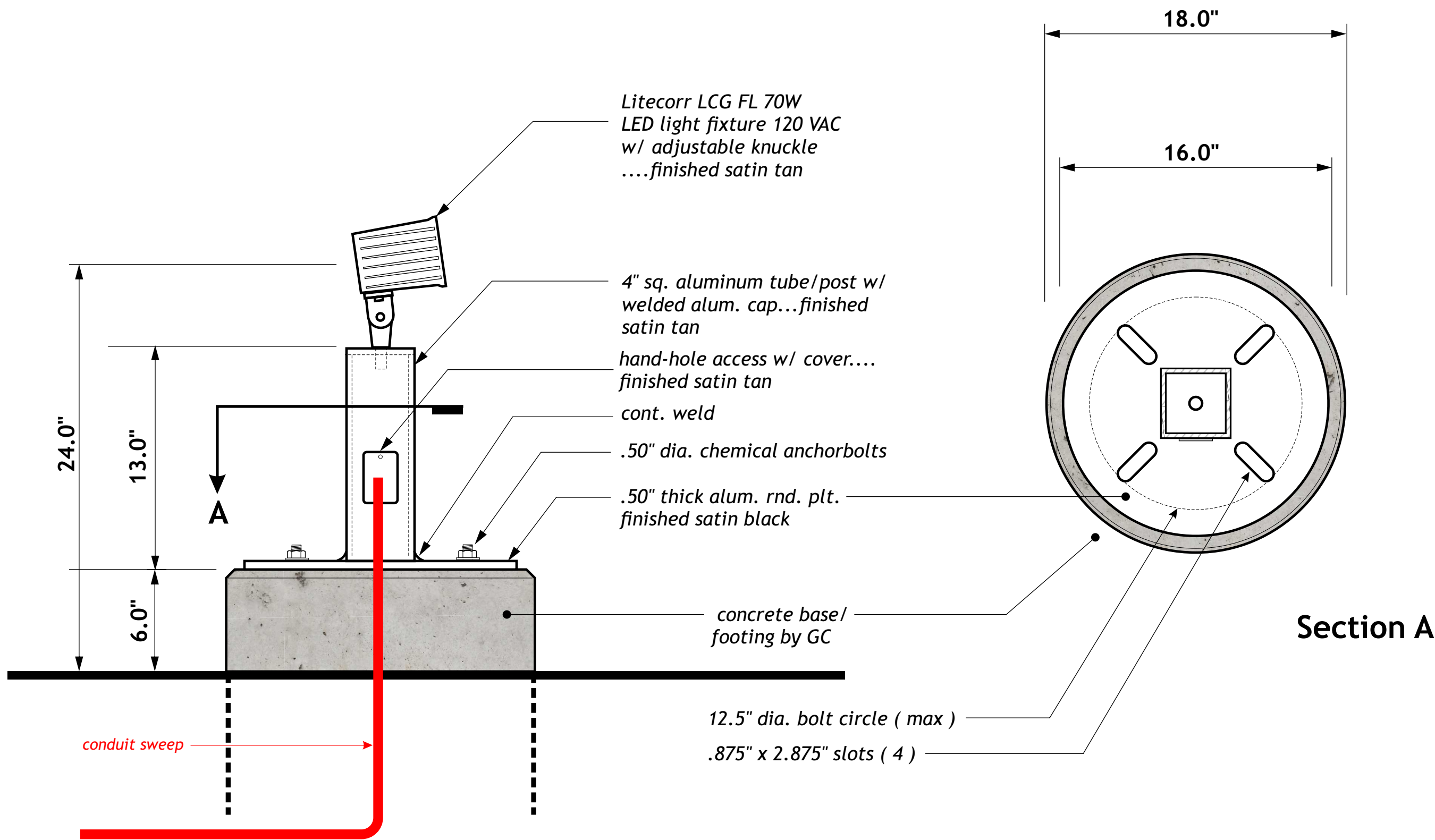
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Details...(2)...LED Light and Mounting Post...2.0" = 1'-0"



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**WORLD  
CLASS  
MARKET**

Sales Rep: J. Renzi  
 Job Name: Big Y  
 Job Location: Simsbury  
 Sheet: 3 of 8  
 Date: 3/5/20  
 Job #:   
 Scale: as noted  
 Drawn by: LH

Big Y  
 1313 Hopemeadow St.  
 Simsbury, CT.

Rev 3/11/20

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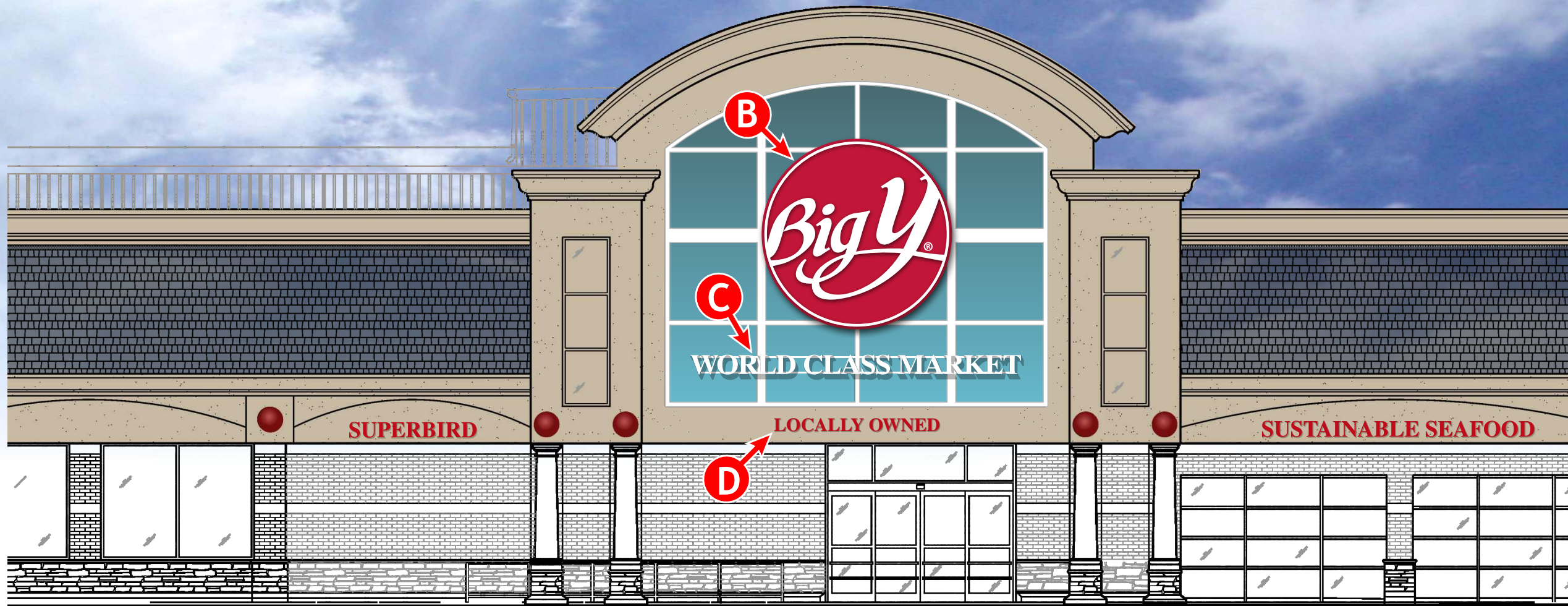
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Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 4 of 8  
Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

Big Y  
1313 Hopemeadow St.  
Simsbury, CT.

Rev 3/11/20

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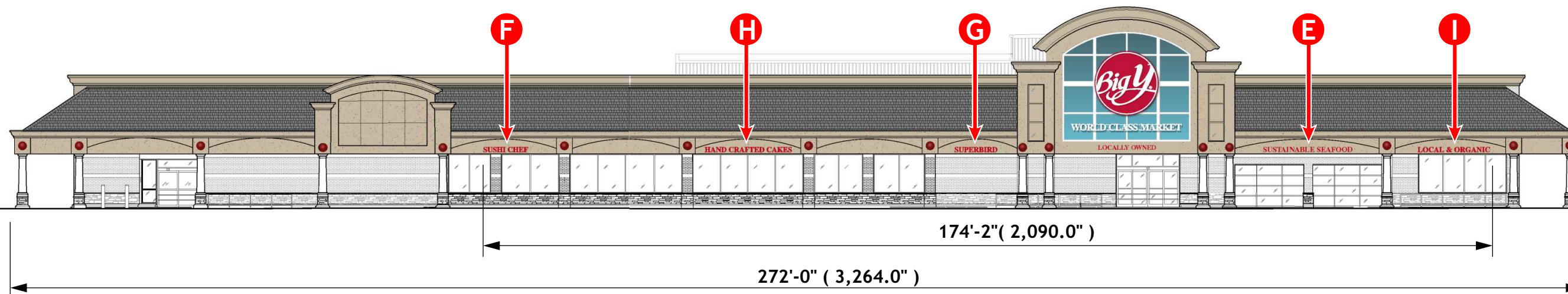
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**B...Quantity (1)...Storefront Halo Illuminated Sign...NTS logo circle= 144.0 sq. ft.**

- \* 3.0" deep aluminum fabricated circular logo background cabinet...painted to match Big Y Red Pantone 193 C
- \* 3.0" deep aluminum fabricated reverse halo channel letters/logo....188" clear polycarbonate backs...1.5" - 2.0" standoff mount to background cabinet
- \* letters/logo halo illuminated with white low voltage LED modules ...60W 120VAC power supplies contained within background cabinet..UL listings
- \* sign cabinet mounts to window mullion system ( self drill/tap into existing mullion extrusion typ. )
- \* non-illum. " WORLD CLASS MARKET " letters are 1.5" thick CAM routed Versatex PVC letters painted White.... mount to twin sq. 1" aluminum rails
- \* non-illum. " AMERICAN OWNED " letters and stars are Gemini molded plastic letters... custom painted to match Big Y Red Pantone 193 C Red. and Pantone 286 C Blue
- \* rails with letters mount to window mullion system ( mounting method TBD after site survey of as built mullions )...rails painted white...color TBD
- \* Note: ...site survey of as built fascia and window system required prior to fabrication





Simulated Halo Illumination at Night



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Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 5 of 8  
Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

Big Y  
1313 Hopemeadow St.  
Simsbury, CT.

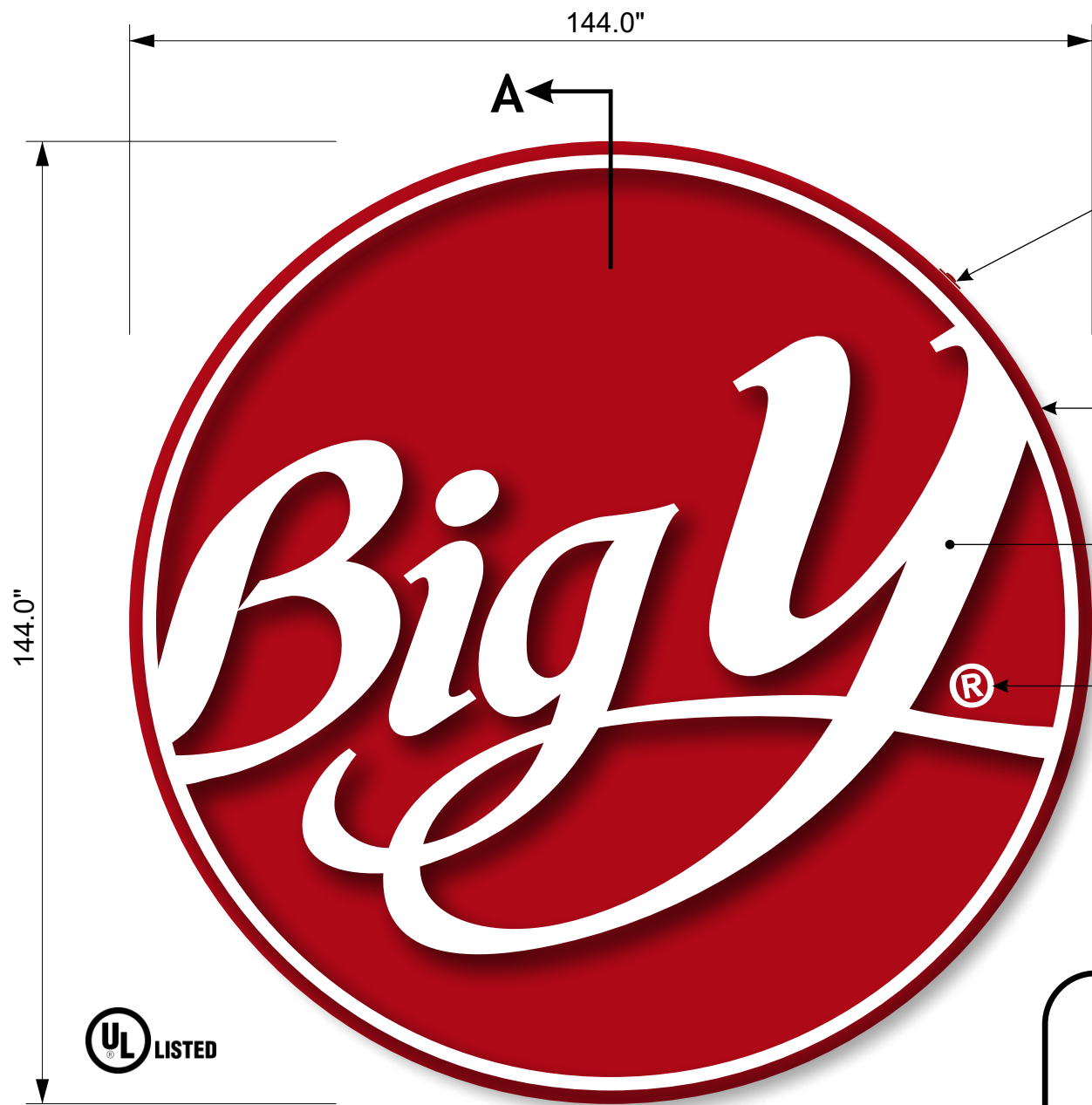
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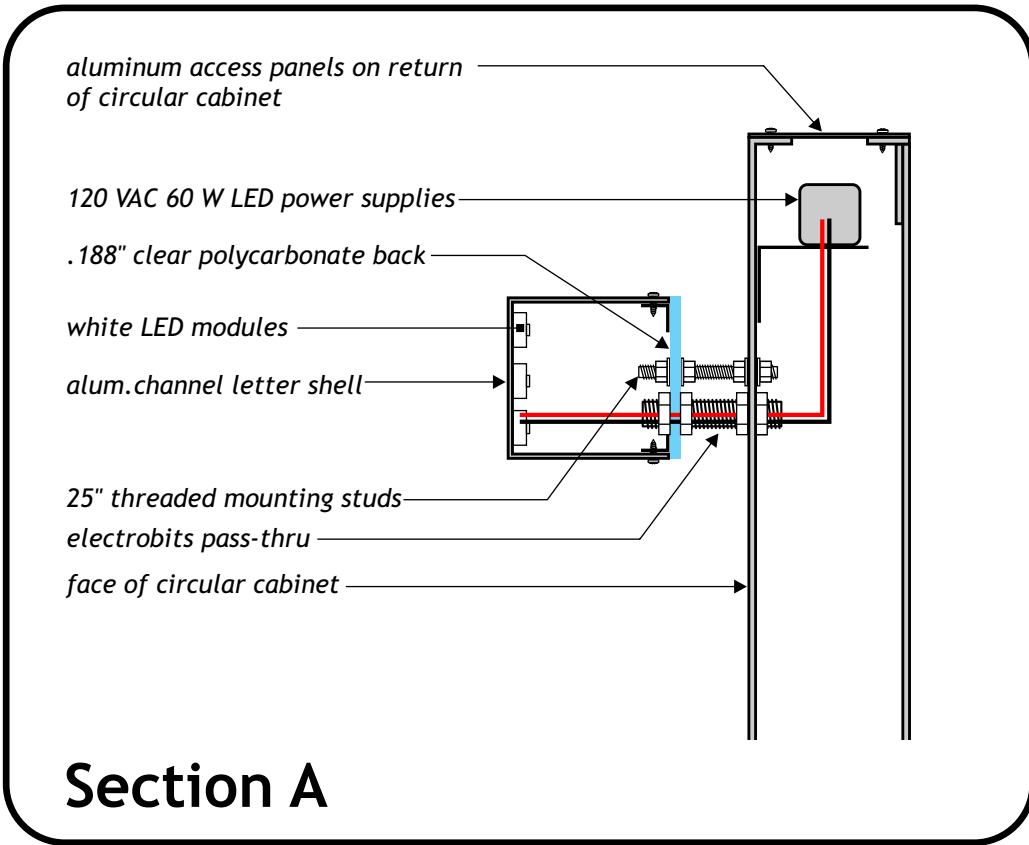
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- weatherproof disconnect switch
- 3.0" deep aluminum fabricated circular background cabinet...painted to match Pantone 193 C Red... removable service panels around return edge for access to power supplies and secondary wiring... 120 VAC 60 W power supplies
- 3.0" deep aluminum fabricated reverse halo channel letters/logo with 3/16" clear polycarbonate backs... letter/logo channels painted white.. white LED module halo illumination...letters/logo to stand-off background cabinet 1.5" - 2.0"
- registered is non-illum. 1st surface applied white opaque vinyl
- 3.0" window mullion extrusion (typ)
- 3.0" window mullion extrusion (typ)
- back of sign... painted to match Pantone 193 C Red
- 3.0" window mullion extrusion (typ)



**Section A**


**B...Single Sided Halo Illuminated Logo Sign...NTS**  
 \* UL listed with disconnect switch



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**WORLD CLASS MARKET**

---

Sales Rep: J. Renzi  
 Job Name: Big Y  
 Job Location: Simsbury  
 Sheet: 6 of 8  
 Date: 3/5/20  
 Job #:   
 Scale: as noted  
 Drawn by: LH

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Big Y  
 1313 Hopemeadow St.  
 Simsbury, CT.  
 Rev 3/11/20

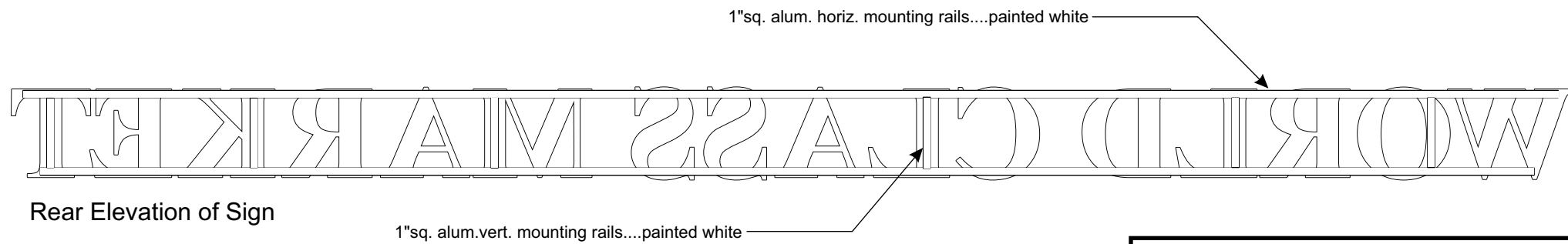
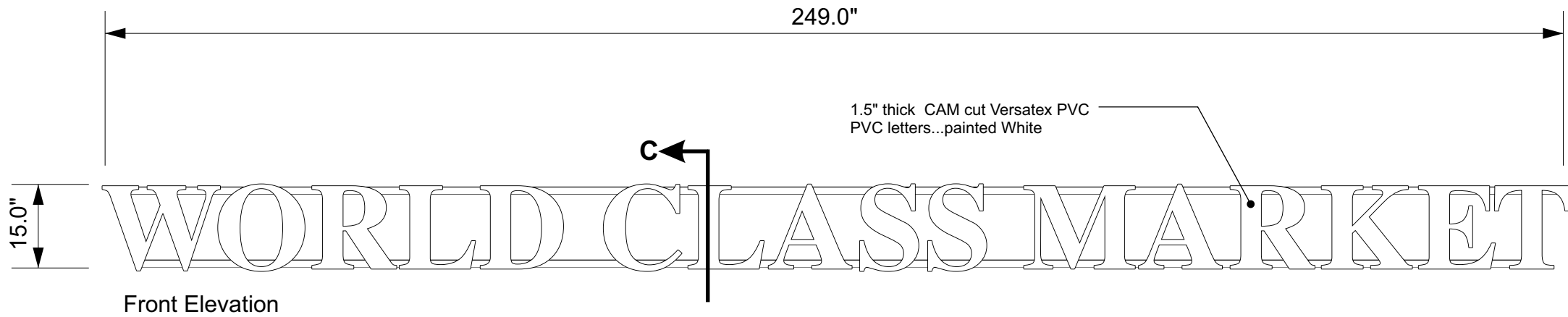
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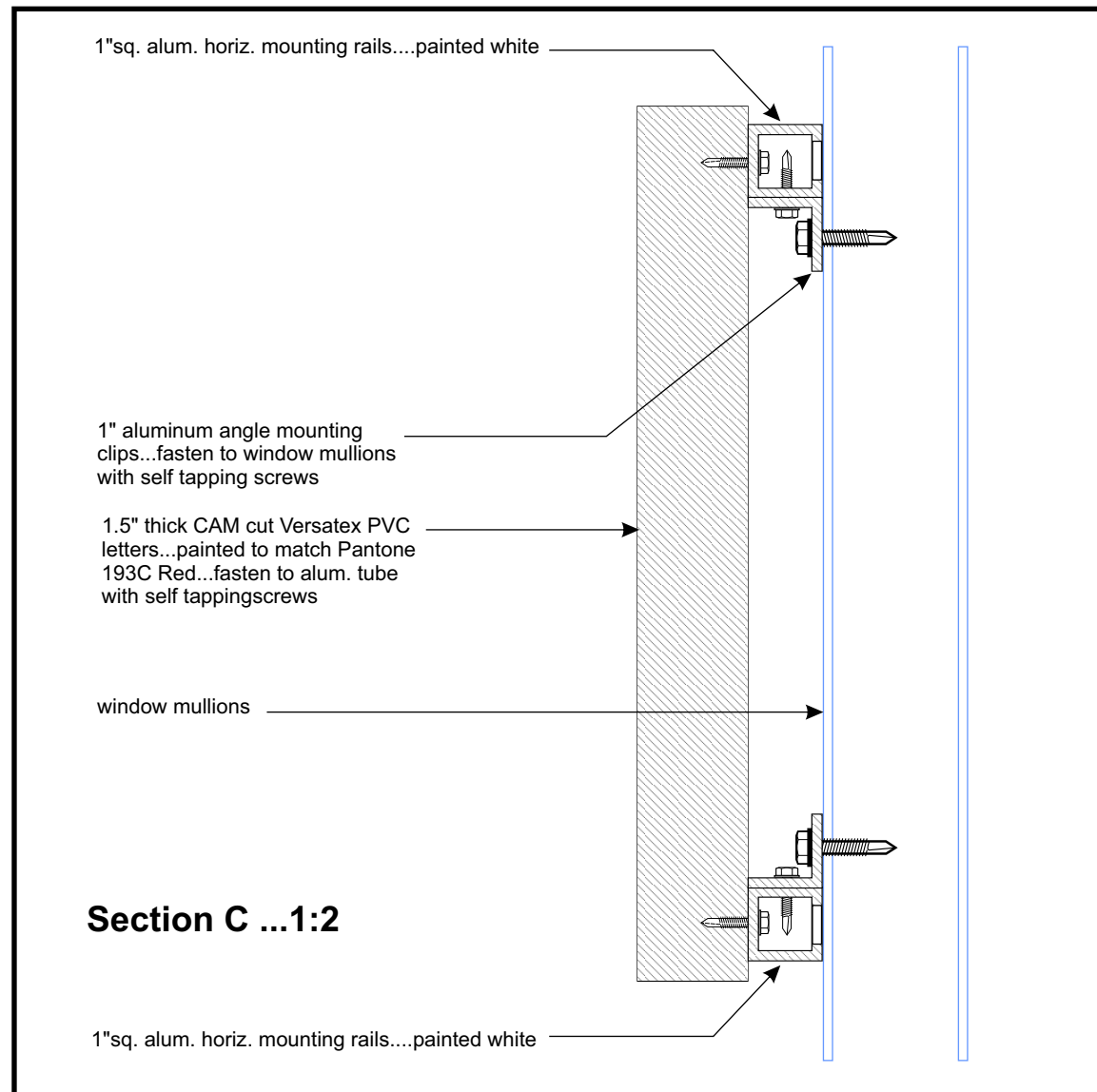
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 DATE \_\_\_\_\_

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**B...(1)...Non-Illum. Storefront Letters Mounted to Rails...NTS  
26.01 sq. ft. each**



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Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 7 of 8  
Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

Big Y  
1313 Hopemeadow St.  
Simsbury, CT.

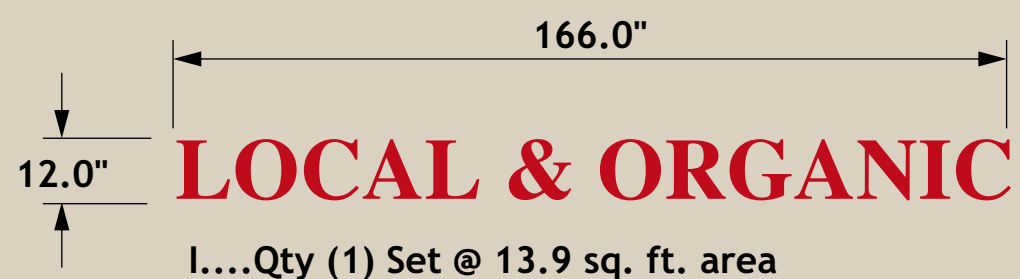
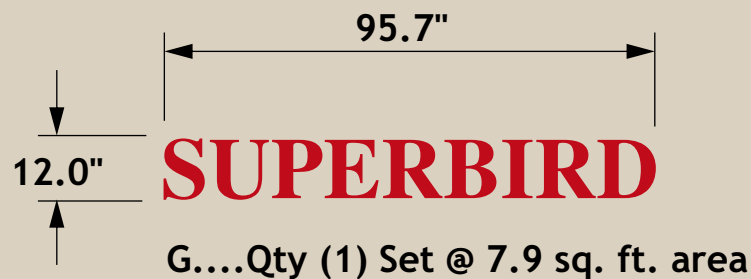
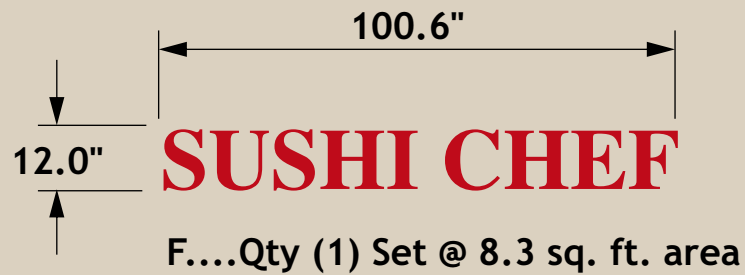
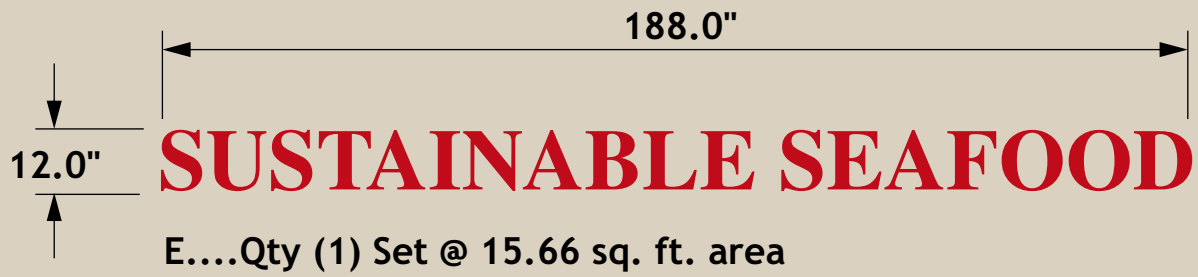
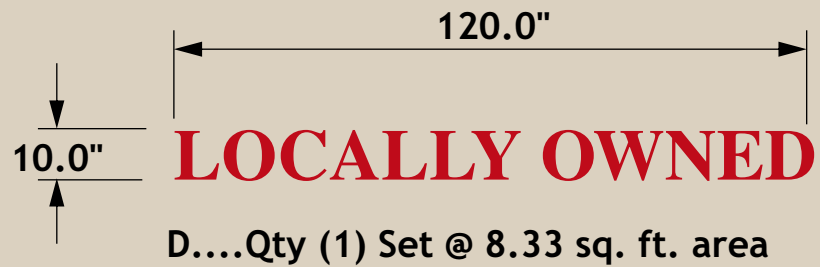
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### Storefront Non-Illuminated Dimensional Letters..NTS

- \* 1.5" thick CAM routed Versatax PVC letters painted Pantone Red 193 C, and Blue 286 C....Times Bold Letterstyle
- \* mount flush to fascia with studs and silastic adhesive
- \* see typical letter detail next page



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Sales Rep: J. Renzi  
Job Name: Big Y  
Job Location: Simsbury  
Sheet: 8 of 8  
Date: 3/5/20  
Job #:   
Scale: as noted  
Drawn by: LH

Big Y  
1313 Hopemeadow St.  
Simsbury, CT.  
Rev 3/11/20

APPROVED

APPROVED AS NOTED

CLIENT SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

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GRAPIMP-02

AGROVER

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
8/14/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|  |  |  |              |
|--|--|--|--------------|
| PRODUCER<br><b>Berkshire Insurance Group, Inc</b><br>PO Box 4889<br>Pittsfield, MA 01202 | CONTACT NAME: <b>Adrienne Grover</b>                             | FAX (A/C, No): <b>(413) 499-3918</b>                       |              |
|  | PHONE (A/C, No, Ext):  | E-MAIL ADDRESS: <b>agrover@berkshireinsurancegroup.com</b> |              |
| INSURED<br><br><b>Graphic Impact Signs Inc</b><br>575 Dalton Ave<br>Pittsfield, MA 01201 | INSURER(S) AFFORDING COVERAGE                                    |  | NAIC #       |
|  | INSURER A : <b>Selective Insurance Company Of America</b>        |  | <b>12572</b> |
|  | INSURER B : <b>Selective Insurance Company of South Carolina</b> |  | <b>19259</b> |
|  | INSURER C :  |  |              |
|  | INSURER D :  |  |              |
|  | INSURER E :  |  |              |
| INSURER F :  |  |  |              |

### COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE   | ADDL INSD | SUBR WVD | POLICY NUMBER    | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|----------|---|-----------|----------|------------------|-------------------------|-------------------------|---|
| <b>A</b> | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC<br>OTHER: |           |          | <b>S2337913</b>  | <b>8/19/2019</b>        | <b>8/19/2020</b>        | EACH OCCURRENCE \$ <b>1,000,000</b><br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>500,000</b><br>MED EXP (Any one person) \$ <b>15,000</b><br>PERSONAL & ADV INJURY \$ <b>1,000,000</b><br>GENERAL AGGREGATE \$ <b>2,000,000</b><br>PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b> |
| <b>B</b> | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY  |           |          | <b>A9106809</b>  | <b>8/19/2019</b>        | <b>8/19/2020</b>        | COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b><br>BODILY INJURY (Per person) \$ <b>20,000</b><br>BODILY INJURY (Per accident) \$ <b>40,000</b><br>PROPERTY DAMAGE (Per accident) \$  |
| <b>A</b> | <input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED <input checked="" type="checkbox"/> RETENTION \$ <b>0</b>  |           |          | <b>S2337913</b>  | <b>8/19/2019</b>        | <b>8/19/2020</b>        | EACH OCCURRENCE \$ <b>6,000,000</b><br>AGGREGATE \$ <b>6,000,000</b>  |
| <b>B</b> | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y/N <b>N</b> N/A<br>If yes, describe under DESCRIPTION OF OPERATIONS below  |           |          | <b>WC9059500</b> | <b>8/19/2019</b>        | <b>8/19/2020</b>        | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ <b>1,000,000</b><br>E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b><br>E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)



### CERTIFICATE HOLDER

**Town of Simsbury, CT**  
933 Hopmeadow Street  
Simsbury, CT 06070

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
*Adrienne M. Grover*



575 Dalton Avenue, Pittsfield, MA 01201

ph. 800.458.2376 fax. 413.443.0034  
gisigns.com

March 11, 2020

Dear Zoning Commission,

Please find enclosed our application for the proposed sign package with the following signage calculations for:

**Big Y World Class Market  
1313 Hopmeadow Street  
Simsbury, CT**

Signage Calculations

Building Frontage: 272 Linear Feet

Signage Allowance: 272 Linear Feet x 1 Square foot per linear foot = 272 square feet of signage allowance

**Proposed Signage:**

| Type of Sign                        | Quantity and Dimensions of Sign | Illumination Type   | Overall Square footage    |
|-------------------------------------|---------------------------------|---------------------|---------------------------|
| "Big Y" monument sign               | One @ 67" H x 68" W x 10' OAH   | Ground illumination | 32.00 square feet         |
| "Big Y" building sign               | One @ 144" H x 144" W           | Halo illumination   | 144.00 square feet        |
| "World Class Market" building sign  | One @ 15" H x 249" W            | Non-illuminated     | 26.00 square feet         |
| "Locally Owned" building sign       | One @ 10" H x 120" W            | Non-illuminated     | 8.33 square feet          |
| "Sustainable Seafood" building sign | One @ 12" H x 188" W            | Non-illuminated     | 15.66 square feet         |
| "Sushi Chef" building sign          | One @ 12" H x 100.6" W          | Non-illuminated     | 8.30 square feet          |
| "Superbird" building sign           | One @ 12" H x 95.7" W           | Non-illuminated     | 7.90 square feet          |
| "Hand Crafted Cakes" building sign  | One @ 12" H x 186" W            | Non-illuminated     | 15.50 square feet         |
| "Local & Organic" building sign     | One @ 12" H x 166" W            | Non-illuminated     | 13.90 square feet         |
| <b>Total:</b>                       |                                 |                     | <b>271.59 square feet</b> |

Proposed sign square footage: 271.59 square feet

Allowed sign square footage: 272.00 square feet

Area of ground illuminated signage: 32.00 square feet

Area of Halo illuminated signage: 144.00 square feet

Area of non illuminated signage: 95.59 square feet

**Total: 271.59 square feet**

Thank you in advance for your consideration on this matter.

John Renzi  
Graphic Impact Signs, Inc.