



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

**To:** Simsbury Zoning Commission

**From:** Laura Barkowski, CZEO  
Code Compliance Officer *LJB*

**Date:** January 4, 2022

**RE:** 712 Hopmeadow Street – Tenant Signage

**Staff Comment:**

An application was received to install a façade sign for a new tenant “Lions Den Coffee” at 712 Hopmeadow Street within the Drake Hill Mall plaza, formerly occupied by Ana’s Kitchen. No proposal for monument sign has been received. Per Section 7.4.3 of the Simsbury Center Code Regulation, the application was presented to the Design Review Board. On November 21, 2022, the applicant received a positive referral from the Design Review Board with the following conditions:

1. Revise the sign to a cream background (matching other signs in within Drake Hill Mall) with black lettering and one gold accent color for lion shield with option to add 1 ¼ inch black border.
2. Positive referral is contingent upon written approval from property owner on sign design.
3. No lighting was approved with this application.
4. An Administrative Zoning Permit must be obtained prior to installation.

Simsbury Center Zone Section 7.2.6 states “if Design Review Board recommends approval or approval with modifications acceptable to applicant then the Planning Director can approve a sign permit.” However, **the applicant does not find these modifications acceptable.** Therefore approval authority lies with the Zoning Commission.

Drake Hill Mall is subject to a common sign plan. Section 6.4.4 Common Sign Plan – states that all tenant signs must meet the requirements of the common sign plan with regard to color, letter/graphics style, location of each sign, materials and dimension and proportion. Staff finds the modifications made by the Design Review Board to be more consistent with the common/unified sign plan than the applicant proposal.

A draft motion in the affirmative has been prepared for the commission for discussion purposes. Please refer to attachment “A” for the draft language.

**EXHIBIT 8**

*An Equal Opportunity Employer*  
[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

8:30 – 7:00 Monday  
8:30 – 4:30 Tuesday through Thursday  
8:30 – 1:00 Friday

**Attachment "A"**  
**Simsbury Zoning Commission**  
**Wednesday, January 4, 2022**

MOTION to approve Application ZC# 22-36 of Lion's Den Coffee LLC, Owner, Kristine Braccidiferro, Applicant, sign permit for the installation of a ± 30 sq. ft. wall sign at the property located at 712 Hopmeadow Street (Assessor's Map G10 Block 227 Lot 001+2) Zone – SC with the following conditions:

1. An Administrative Zoning Permit must be obtained prior to installation.