

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

MINUTES
DESIGN REVIEW BOARD
Regular Meeting
Monday, February 5, 2024, at 5:30 P.M.
FSPL Room, Simsbury Public Library
725 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER – Chair Lang called the meeting to order at 5:30 P.M.

Present: Design Review Board Chair, Elaine Lang; Design Review Board Members: Joleen Benedict, Anca Dragulski, Elaine Lang, Doug McKown, and Andrew Tarpill. Staff: Planning Director, George McGregor; Code Compliance Officer, Joseph Hollis;

Absent: Design Review Board Vice Chair, Polly Rice.

II. APPROVAL OF MINUTES

January 17, 2024

MOTION: Chair Lang made a motion without objection to accept the Minutes of the Regular Meeting held on January 17, 2024, as written. Commissioner Benedict abstained. (4-0-1).

III. NEW BUSINESS

Preliminary Discussion – 894 Hopmeadow Street for the construction of a ± 52,679 sq. ft. mixed-use building (37 residential units and 5,100 sq. ft. commercial space) at 894 Hopmeadow Street, (Assessor’s Map H09, Block 227, Lot 004A) Simsbury, CT 06070, Zone SC-1.

Attorney, Charles Houlihan, Landscape Architect, John Stewart, and Project Architect at Crosskey Architects, David Goslin presented the project.

Chair Lang asked how many units are accessible. To which Mr. Goslin responded 10% (4 units) are Type A, full accessible. All reminding units need to be Type B, adaptable.

Commissioner Tarpill asked if the stone was manufactured, that Mr. Goslin validated.

Commissioner McKown recommended adding walking access to Iron Horse Boulevard.

Commissioner Dragulski recommended furnishing the side of the property facing Iron Horse Boulevard.

46 **Application ZC #24-01** of Ensign Bickford Aerospace & Defense, Owner, for a site
47 plan amendment pursuant to Section 5 (Industrial Districts) and Section 11 (Site Plan
48 Requirements) of the Simsbury Zoning Regulations for the construction of a ± 3,627
49 sq. ft. addition at 100 Grist Mill Road (Assessor’s Map G11, Block 103, Lot 005-25)
50 Simsbury, CT 06070. Zone I-2.

51
52 Gus Jaminski of Ensign-Bickford Realty presented the request

53
54
55 **MOTION:** Commissioner Dragulski made a motion, seconded by Commissioner
56 Benedict, to provide a positive recommendation for **Application ZC #24-01** of Ensign
57 Bickford Aerospace & Defense, Owner, for a site plan amendment pursuant to Section
58 5 (Industrial Districts) and Section 11 (Site Plan Requirements) of the Simsbury Zoning
59 Regulations for the construction of a ± 3,627 sq. ft. addition at 100 Grist Mill Road
60 (Assessor’s Map G11, Block 103, Lot 005-25) Simsbury, CT 06070. Zone I-2. The
61 motion carried unanimously. (5-0-0).

62
63 **Zoning Compliance Review** of Steven Sachs, Owner, for the installation of a ± 4 sq.
64 ft. projecting sign and two ± 9 sq. ft. window signs at the property located at 776
65 Hopmeadow Street (Assessor’s Map G10, Block 205, Lot 005) Simsbury, CT 06070.
66 Zone SCZ. The motion carried unanimously. (5-0-0).

67
68 Chair Lang if there was any illumination for the projecting sign, to which Mr. Sachs
69 responded no.

70
71 **MOTION:** Commissioner Benedict made a motion, seconded by Commissioner
72 Tarpill, to provide a positive recommendation for the **Zoning Compliance Review** of
73 Steven Sachs, Owner, for the installation of a ± 4 sq. ft. projecting sign and two ± 9 sq.
74 ft. window signs at the property located at 776 Hopmeadow Street (Assessor’s Map
75 G10, Block 205, Lot 005) Simsbury, CT 06070. Zone SCZ. The motion carried
76 unanimously. (5-0-0).

77
78 **Zoning Compliance Review** of BLCR Holdings, LLC, Owner, Bryan Vasser of
79 Archer Signs, Applicant, for the installation/resurfacing of a ± 16 sq. ft. freestanding
80 sign with a tenant panel at the property located at 961 Hopmeadow Street (Assessor’s
81 Map H08 Block 116 Lot 044) Simsbury, CT 06070. Zone SCZ.

82
83 Bryan Vasser of Archer Signs presented:

- 84
85
 - The lettering will be applied vinyl.
 - There is wood inside of the BBC.

86
87
88
89
90

91 Chair Lang asked if there was a change to illumination, to which Mr. Vasser responded
92 no.

93
94 **MOTION:** Commissioner McKown made a motion, seconded by Commissioner
95 Tarpill, to provide a positive recommendation for the **Zoning Compliance Review** of
96 BLCR Holdings, LLC, Owner, Bryan Vasser of Archer Signs, Applicant, for the
97 installation/resurfacing of a ± 16 sq. ft. freestanding sign with a tenant panel at the
98 property located at 961 Hopmeadow Street (Assessor's Map H08 Block 116 Lot 044)
99 Simsbury, CT 06070. Zone SCZ. The motion carried unanimously. (5-0-0).

100
101 **IV. OLD BUSINESS**

102
103 **Application ZC #23-38** of SL Simsbury LLC, Owner, Holden Sabato, Applicant, for
104 a Type 4 Master Site Development Plan (MSDP) pursuant to Section 5.0.B.4 of the
105 Hartford-Simsbury Form-Based Code (HSFBC) for the construction of a 432-unit
106 residential development at 200 Hopmeadow Street (former Hartford Insurance
107 property-south) (Assessor's Map F17, Block 154, Lot 009-2) Simsbury, CT 06070.
108 Zone HS-FBC.

109
110 Paul Vitaliano, Civil Engineer at VHB presented the following changes:

- 111
- 112 • Removal of apartment buildings' 4th story, bringing it down by 10 ft.
 - 113 • 25% reduction of units, from 580 to 432.
 - 114 • Replace single family units with duplexes with attached garages on southern
115 portion.
 - 116 • Addition of neighborhood commercial zone, consisting of 27, 500 sq. ft.
117 commercial flex space and 5,000 sq. ft. restaurant.
 - 118 • Add 3 to 5 apartment units above the restaurant.
 - 119 • Increase in the length of the trail to connect the north and south sites.
- 120

121 Commissioner McKown asked if there were sidewalks throughout the site, to which Mr.
122 Vitaliano responded there are sidewalks and crosswalks throughout. The only area that
123 does not have sidewalks on both sides of the street is the southern side with the duplexes.

124
125 Commissioner Dragulski asked why the commercial building was over to the side of the
126 property, to which Mr. Vitaliano responded that taking away two residential buildings
127 allowed this area to have room for commercial space and parking.

128
129 Commissioner Tarpill stated that having the commercial spaces on the first floors of the
130 residential buildings would make it more of a community feel, to which Mr. Vitaliano
131 responded that they wanted to keep the commercial segregated, because it complicated
132 access and entrance points.

133
134 Blake Silverman, of the Silverman Group, stated that retail has not sold in their other
135 developments, so they envisioned commercial where there was a store front that had
136 production in the back, and residents do not usually respond well to living above that.

137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171

Commissioner Dragulski stated that she did not think it would be successful with no visibility from the road.

Laura Crosskey, President of Crosskey Architects presented the architectural elements.

Commissioner Tarpill asked if anything was done to the entrances, to which Ms. Crosskey responded they have been looking at different colors and materials so that there is more diversity.

The Commission complimented the design of the restaurant and how it would be good to see elements of it throughout the development.

The Commission was not confident in the future success of the commercial building being off to the side and would like it to have more design similarities to the residential buildings.

MOTION: Chair Lang made a motion, seconded by Commissioner Benedict, to provide a neutral recommendation with design suggestions for **Application ZC #23-38** of SL Simsbury LLC, Owner, Holden Sabato, Applicant, for a Type 4 Master Site Development Plan (MSDP) pursuant to Section 5.0.B.4 of the Hartford-Simsbury Form-Based Code (HSFBC) for the construction of a 432-unit residential development at 200 Hopmeadow Street (former Hartford Insurance property-south) (Assessor’s Map F17, Block 154, Lot 009-2) Simsbury, CT 06070. Zone HS-FBC. The motion carried unanimously. (5-0-0).

V. ADJOURNMENT

MOTION: Chair Lang made a motion without objection to adjourn the meeting. (5-0-0).

Respectfully Submitted,

Amanda Blaze
Commission Clerk