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**MINUTES**  
**DESIGN REVIEW BOARD**  
**SPECIAL MEETING Monday, April 15, 2024, 5:00 P.M.**  
**Simsbury Public Library – FSPL Room**  
**725 Hopmeadow Street, Simsbury, CT 06070**

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**I. CALL TO ORDER & ROLL CALL**

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Chair Lang called the meeting to order at 5:00 P.M.

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**Present:** Design Review Board Chair, Elaine Lang; Design Review Board Secretary, Polly Rice; Design Review Board Members, Anca Dragulski, Doug McKown, Andrew Tarpill; Design Review Board Alternate Member, Kristin Dubois; Planning and Community Development Director, George McGregor; Assistant Town Planner, Brittany MacGilpin; Code Compliance Officer, Joseph Hollis.

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**Absent:** Design Review Board Member, Joleen Benedict.

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**Seating of Alternates:** Ms. Dubois is seated as a full member for Joleen Benedict.

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**II. APPROVAL OF MINUTES**

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April 1, 2024

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**MOTION:** Without objection, Chair Lang moved to approve the April 1, 2024 minutes for the regular meeting of the Design Review Board. The motion carried. (6-0-0)

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**III. NEW BUSINESS**

**Zoning Compliance Review** of Pickleball Brothers CT, LLC, Applicant, Simsbury Commons, LLC, Owner; for the installation of two +/- 57.9 sq. ft. wall signs, at 500 Bushy Hill Road, AKA 530 Bushy Hill Road (formerly Home Goods) (Assessor's Map B20 Block 508 Lot 00-1B) Simsbury, CT 06070, zone B03.

- Mr. Hollis provided the Design Review Board with an overview of the project for two wall signs, which will be smaller than the previous Home Goods signage.
- Secretary Rice inquired if these signs look consistent with the other signage in the complex. Town Staff noted that each business has its own unique signage and there is no cohesive plan for the plaza. Mr. Hollis noted that the plaza may develop signage parameters in the future based on the existing approved signs.
- Max Johnson, Dill Dinkers Business Owner, addressed the Board, noting the business is a national franchise.

**MOTION:** Chair Lang moved that the Design Review Board submits for positive referral of the Zoning Compliance Review of Pickleball Brothers CT, LLC, Applicant, Simsbury Commons, LLC, Owner; for the installation of two +/- 57.9 sq. ft. wall signs, at 500 Bushy Hill Road, AKA

44 530 Bushy Hill Road (formerly Home Goods) (Assessor's Map B20 Block 508 Lot 00-1B)  
45 Simsbury, CT 06070, zone B03 as submitted. Secretary Rice seconded the motion. The motion  
46 carried. (6-0-0)

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48 **Zoning Compliance Review** of Amber Oleski, Applicant, Walker Management Group, Owner;  
49 for the installation of a 30 sq. ft wall sign and two tenant panels on the existing freestanding sign  
50 at 712 Hopmeadow Street (formerly Lions Den Coffee) (Assessor's Map G10 Block 227 Lot  
51 001+2) Simsbury, CT 06070, zone PAD.

- 52 • Mr. Hollis presented an overview, noting that signage had been installed prior to  
53 receiving the appropriate approvals. Town Staff has worked with the Applicant to  
54 generate the application for a wall sign, which is the same size as the existing signs in the  
55 plaza, and two tenant panels.
- 56 • Commissioner Tarpill inquired if the other signs in the complex also have a black border.  
57 Mr. Hollis responded that this is the only sign with a black border. Discussion ensued.

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59 **MOTION:** Secretary Rice moved that the Design Review Board submits for positive referral of  
60 the Zoning Compliance Review of Amber Oleski, Applicant, Walker Management Group,  
61 Owner; for the installation of a 30 sq. ft wall sign and two tenant panels on the existing  
62 freestanding sign at 712 Hopmeadow Street (formerly Lions Den Coffee) (Assessor's Map G10  
63 Block 227 Lot 001+2) Simsbury, CT 06070, zone PAD. Commissioner Dubois seconded the  
64 motion. The motion carried. (6-0-0)

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66 **IV. OLD BUSINESS**

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68 **Application ZC 24-07** of 34 Hopmeadow St. Realty Co, LLC, a Site Plan application to construct  
69 a +/- 15,000 sq. ft. childcare center at 30 Hopmeadow Street (AKA 34 Hopmeadow St.)  
70 (Assessor's Map E19 Block 117, Lot 001-C) Simsbury, CT 06070, zone PAD.

- 71 • Mr. McGregor addressed the Board noting that the application had come to the Board at a  
72 previous meeting and has returned today to address the comments and feedback received  
73 from the Board.
- 74 • Brian Denno, Denno Land Surveying, noted the following comments had been made by  
75 the Board and addressed:
  - 76 ○ Landscaping enhancements: Landscaping has been moved back to 100 feet off the  
77 road and smaller flowering trees have been placed in front of the taller maple trees.  
78 The view of the ridge will not be blocked. Plantings were added to the detention  
79 basins and a landscaping plan for the play area has been provided as well. The  
80 Conservation Commission has reviewed the landscaping plan
  - 81 ○ Sidewalk connectivity: There is a sidewalk on the southside of the access road,  
82 which has been extended to the access road and connects via the crosswalk.
    - 83 ■ Secretary Rice inquired why there is no sidewalk on the north side. Mr. Denno  
84 noted there is not sufficient room on that side for a sidewalk because of the steep  
85 property drop-off.

- 86           ○ Architecture of the building: John MacFarlane, JWM Architects, noted that color has  
87           been added to the building. The asphalt roof will be a dark gray with a slight blue  
88           tone. The metal roofing over the doors will be a pacific blue and the exterior doors  
89           will also be blue. Interior branding colors have been taken to the outside of the  
90           building.
- 91           ▪ Commissioner Tarpill expressed concern with the blue roof and suggested  
92           utilizing a stone water table to improve the aesthetics of the white building. Mr.  
93           MacFarlane noted that the canopies, columns, bay windows and landscaping  
94           will add visual interest to offset the white building.
  - 95           ▪ Harry Freeman, Developer, noted that on the right side of the building is the  
96           play area with a decorative aluminum fence that will also provide visual interest  
97           to offset the white.
- 98           ○ Play Area details: Mr. Freeman presented an image of the play areas, noting that the  
99           playgrounds are divided by age, as required under state guidelines. Surfacing will be  
100          a combination of astro turf, woodchips, grass, and pavers depending on play area.
- 101          ▪ Commissioner Dubois inquired about the number of gates and the locking  
102          mechanism. Mr. Freeman responded that there are gates along the sidewalk and  
103          there is a fire exit gate. The locking mechanism and specific security features  
104          will be dependent on the fire marshal requirements.
- 105          ● Commissioner Dragulski preferred the original site architecture and did not like the blue  
106          details. She inquired if there is a second story within the peaked roof. Mr. MacFarlane  
107          noted that there is no useable space within the roof and the height of the first-floor  
108          ceilings are 10 feet.
  - 109          ● Secretary Rice approved of the new architectural design.
  - 110          ● Commissioner Dubois did not like the blue roof and doors.
  - 111          ● Chair Lang noted that given the nature of the business, she likes the blue roof and  
112          building details; however, she would prefer the same color blue be utilized on the metal  
113          roofing and doors. Mr. Freeman provided paint and roof color samples, noting the  
114          printed pictures do not accurately capture the color. The applicant stated the shed roof  
115          details and the doors on the building will be Pacific Blue.

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117   **MOTION:** Commissioner McKown moved that the Design Review Board submits for positive  
118   referral of **Application ZC 24-07** of 34 Hopmeadow St. Realty Co, LLC, a Site Plan application  
119   to construct a +/- 15,000 sq. ft. childcare center at 30 Hopmeadow Street (AKA 34 Hopmeadow  
120   St.) (Assessor's Map E19 Block 117, Lot 001-C) Simsbury, CT 06070, zone PAD.  
121   Commissioner Dubois seconded the motion. Commissioners Tarpill and Dragulski opposed the  
122   motion. The motion carried. (4-2-0)

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124   **V.     ADJOURNMENT**

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126   **MOTION:** Commissioner McKown moved to adjourn. Commissioner Dubois seconded the  
127   motion. The motion carried. (6-0-0)

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129 The meeting adjourned at 5:50 P.M.

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131 Respectfully Submitted,

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133 Cara Blackaby

134 Commission Clerk