Design Review Board

Regular Meeting
July 6, 2026 – 5:30 P.M.
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

MINUTES

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

Present: Chair, Elaine Lang; Board Member: Anca Dragulski,; Alternate Board Members: William Clegg, Kristin DuBois, and Thomas Mach; Assistant Town Planner, Brittany MacGilpin; and Code Compliance Officer, Joseph Hollis.

Absent: Vice Chair, Polly Rice; and Board Members: Joleen Benedict and Andrew Tarpill.

Seating of Alternate: Commissioner Clegg, Commissioner DuBois, and Commissioner Mach were appointed as regular members for tonight's meeting.

II. APPROVAL OF MINUTES

June 15, 2026

MOTION: Commissioner Mach made a motion, seconded by Commissioner Dragulski, to approve the Minutes of the June 15, 2026, Regular Meeting, as written. Commissioner Clegg abstained. The motion carried (4-0-1).

III. NEW BUSINESS

ZC 26-14, An application of 32-36 Iron Horse LLC, Owner, Chris Nelson, Agent, for the installation of a ± 29 sq.ft. monument sign at 32-36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ.

Mr. Nelson presented the proposed monument sign. The Board asked several follow-up questions.

MOTION: Commissioner Clegg made a motion, seconded by Commissioner Mach that the Design Review Board submits a positive referral for **ZC 26-14**, An application of 32-36 Iron Horse LLC, Owner, Chris Nelson, Agent, for the installation of a ± 29 sq.ft.

monument sign at 32-36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ. The referral is subject to the following conditions:

1. The project shall be developed in substantial conformance with the plans dated 6/1/26 prepared by ArtFx.

2. The Board authorizes Staff to approve minor changes to the application.

The motion carried unanimously (5-0-0).

ZC 26-16, An application of Bissell Brook Farm, Applicant; Peter Spano, Owner; for the installation of a ± 18 sq. ft. freestanding sign for Bissell Brook Farm on the property at 45 Hoskins Road (Assessor's Map Block Lot H05 103 027) Simsbury, CT 06070, zone R-40.

Mr. Spano presented the proposed freestanding sign. The Board asked several follow-up questions.

MOTION: Commissioner DuBois made a motion, seconded by Commissioner Mach that the Design Review Board submits a positive referral for **Application ZC# 26-16** of Bissell Brook Farm, Applicant; Peter Spano, Owner; for the installation of a ± 18 sq. ft. freestanding sign for Bissell Brook Farm on the property at 45 Hoskins Road (Assessor's Map Block Lot H05 103 027) Simsbury, CT 06070, zone R-40. The referral is subject to the following conditions:

1. The project shall be developed in substantial conformance with the plans stamped received by the Planning Department 6/17/26.

2. The Board authorizes Staff to approve minor changes to the application.

The motion carried unanimously (5-0-0).

ZC 26-17, An application of 1285 Hopmeadow, LLC, Owner, Darcie Roy of National Sign Corp, Agent, for the installation of a ± 31.5 sq.ft. monument sign at 1263 Hopmeadow Street (Assessor's Map Block Lot I05 403 018) Zone B-2.

Ms. Roy presented the proposed monument sign. The Board asked several follow-up questions.

MOTION: Commissioner Mach made a motion, seconded by Commissioner Clegg that the Design Review Board submits a positive referral for **ZC 26-17**, An application of 1285 Hopmeadow, LLC, Owner, Darcie Roy of National Sign Corp, Agent, for the installation of a ± 31.5 sq. ft. monument sign at 1263 Hopmeadow Street (Assessor's Map Block Lot I05 403 018) Zone B-2. The referral is subject to the following conditions:

1. The project shall be developed in substantial conformance with the plans stamped received by the Planning Department 6/25/26 prepared by National Sign Corporation.

2. The Board authorizes Staff to approve minor changes to the application.

The motion carried unanimously (5-0-0).

Zoning Compliance Review, An application of Stardust, LLC a.k.a. Steven Antonio, Owner, Old Well Tavern, Agent, for the installation of a ± 30 sq.ft. freestanding sign for the Old Well Tavern on the property at 20 Tariffville Road (Assessor's Map Block Lot I06 439 016A) Zone B-1.

The Applicant presented the proposed freestanding sign. The Board asked several follow-up questions.

MOTION: Commissioner Clegg made a motion, seconded by Commissioner Dragulski that the Design Review Board submits a positive referral for the **Zoning Compliance Review** of the Old Well Tavern, Applicant, Stardust, LLC a.k.a. Steven Antonio, Owner; for the installation of a ± 30 sq. ft. freestanding sign for the Old Well Tavern on the property at 20 Tariffville Road (Assessor's Map Block Lot I06 439 016A) Simsbury, CT 06070, zone B-1. The referral is subject to the following conditions:

1. The project shall be developed in substantial conformance with the sign plan dated 5/20/26 prepared by Hartford Sign & Design.

2. The Board authorizes Staff to approve minor changes to the application.

Commissioner DuBois abstained. The motion carried (4-0-1).

IV. ADJOURNMENT

MOTION: Commissioner DuBois made a motion, seconded by Commissioner Dragulski, to adjourn the meeting. The motion carried unanimously (5-0-0).

Chair Lang adjourned the meeting at 6:00 P.M.

Respectfully submitted,

Amanda Blaze
Commission Clerk