1. DRB Minutes 6-15-26

   Documents:

   DRB 6-15-26 MINUTES.PDF

2. 7/6 DRB Agenda

   Documents:

   DRB AGENDA 7-6-26.PDF

3. ZC 26-14 32-36 Iron Horse Blvd

   Documents:

   ZC 26-14 32-36 IRON HORSE BLVD APPLICATION - REDACTED.PDF
   ZC 26-14 32-36 IRON HORSE BLVD JOINT STAFF REPORT.PDF

4. ZC 26-16 45 Hoskins Rd

   Documents:

   ZC 26-16 45 HOSKINS ROAD JOINT STAFF REPORT.PDF
   ZC 26-16 45 HOSKINS ROAD APPLICATION AND SIGN PLAN - REDACTED PACKET.PDF

5. ZC 26-17 1263 Hopmeadow St

   Documents:

   ZC 26-17 1263 HOPMEADOW ST JOINT STAFF REPORT.PDF
   ZC 26-17 1263 HOPMEADOW ST APPLICATION AND SIGN PLAN - REDACTED.PDF

6. ZCR - 20 Tariffville Rd

   Documents:

   ZCR - 20 TARIFFVILLE ROAD OLD WELL TAVERN SIGN DRB STAFF REPORT.PDF
   ZCR - 20 TARIFFVILLE ROAD APPLICATION AND SIGN PLAN - REDACTED.PDF

Design Review Board

Regular Meeting
June 15, 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; Vice Chair, Polly Rice; Board Member, Andrew Tarpill; Alternate Board Members: Kristin DuBois and Thomas Mach; and Code Compliance Officer, Joseph Hollis.

Absent: Board Members: Joleen Benedict and Anca Dragulski; and Alternate Board Member, William Clegg.

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

II. APPROVAL OF MINUTES

June 1, 2026 Regular Meeting

Chair Lang amended her last name on Line 43 to read "Lang".

MOTION: Vice Chair Rice made a motion, seconded by Commissioner Tarpill, to approve the Minutes of the June 1, 2026 Regular Meeting as amended. The motion carried unanimously (5-0-0).

MOTION: Commissioner Tarpill made a motion, seconded by Vice Chair Rice, to approve adding Application ZC 26-13 of Hoffman Genesis to the Agenda. The motion carried unanimously (5-0-0).

III. NEW BUSINESS

Zoning Compliance Review of Valle Signs & Awnings, Inc., Applicant, 51 Hopmeadow St, LLC, Owner; for the installation of two ± 23 sq. ft. freestanding

signs to replace the two existing on the property at 51-71 Hopmeadow Street (Assessor's Map E18 Block 601 Lot 021) Weatogue, CT 06089, zone RD.

Gary Giordano, Project Manager at Eagle Rock Properties, discussed the proposed signs. The Board asked follow up questions.

The Board recommended the following changes: having the address number match the color of the sign, remove "an Eagle Rock Community" and increase the phone number and website font size.

MOTION: Commissioner DuBois made a motion, seconded by Commissioner Mach, that the Design Review Board submits a positive referral for the **Zoning Compliance Review** of Valle Signs & Awnings, Inc., Applicant, 51 Hopmeadow St, LLC, Owner; for the installation of two ± 23 sq. ft. freestanding signs to replace the two existing on the property at 51-71 Hopmeadow Street (Assessor's Map E18 Block 601 Lot 021) Weatogue, CT 06089, zone RD. The referral is subject to the following conditions:

1. The project shall be developed in substantial conformance with the sign plan dated 4/22/26 prepared by Valle Signs.

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

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

Application ZC #26-13 of Hoffman Enterprises Limited Partnership, Owner, and T.J. Donohue, Applicant, for site plan amendment approval to renovate an existing dealership with façade changes and a 768 sq.ft addition with associated site improvements at 46 Albany Turnpike (aka 36 Albany Turnpike) (Map A20, Block 503, Lot 002) Simsbury, Zone B-3.

Consulting Site Designer, Thomas Daly of SLR Consulting and Architect, Collin Murphy, of Jewett Construction discussed the proposed renovations and façade changes. The Board asked follow-up questions.

MOTION: Vice Chair Rice made a motion, seconded by Commissioner Mach, that the Design Review Board submits a positive referral on **Application ZC #26-13** of Hoffman Enterprises Limited Partnership, Owner, and T.J. Donohue, Applicant, for site plan amendment approval to renovate an existing dealership with façade changes and a 768 sq.ft addition with associated site improvements at 46 Albany Turnpike (aka 36 AlbanyTurnpike) (Map A20, Block 503, Lot 002), Simsbury, Zone B3.Referral is subject to the following conditions:

1. The project shall be developed in substantial conformance with the following plans:

a. Site Plan titled, “Hoffman Genesis Building Additions, Façade Change and Site Improvements” prepared by SLR and dated May 28, 2026.
b. Architectural Plan titled, “Hoffman Genesis Alteration” prepared by Penney Design Group, dated April 3, 2026.

2. The Board authorizes Staff to approve minor changes to the approved plans.

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

IV. ADJOURNMENT

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

Chair Lang adjourned the meeting at 5:55 P.M.

Respectfully submitted,

Amanda Blaze
Commission Clerk

Design Review Board
Regular Meeting
Monday, July 6, 2026 at 5:30 PM
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow St., Simsbury CT, 06070

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

June 15, 2026

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.

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.

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.

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.

IV. ADJOURNMENT

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

RECEIVED
JUN 03 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

ZONING COMPLIANCE REVIEW- $25.00 #_____-_____

Applicant Name: Chris Nelson		**Property Owner:** 32-36 Iron Horse LLC		
Property Address: 32-36 Iron Horse Boulevard Simsbury				
Contact Info (phone, email): [redacted]				
Permit Mailing Address: 75 West Street, Simsbury				
Proposed Structure: Monument Sign	**Sq. Ft.** 28.4 SF	**Length:** 9'-0"	**Width:**	**Height:** 3'-6"
Proposed Use: Front Entrance Sign		**Existing Use:** vacant		
Zoning District: SC-4	**Variance: Yes/No** Yes	**Parcel Size:** 8+ acres		
Flood Zone: no	**Wetlands: Yes/No** No	**If yes, approval date:**		
1st Floor Area: NA sq. ft.	**2nd Floor Area:** NA sq. ft.	**Historic District: Yes/No**		
Special Exception: Yes/No: Describe:				
Comm/Industrial/Business Structures: Coverage: Existing % _____ **Proposed %**_____				

Please provide:

1. **A copy of a map or site plan, drawn to scale, to include the following:**
   - **Location and exact dimensions of all boundaries of the lot;**
   - **Location of wetlands and watercourses on or near property;**
   - **Location and exact dimensions of all existing and proposed structures, septic system and water supply;**
   - **Exact distance of proposed structures from property lines;**
   - **A floor plan if the application is for a commercial change of use.**
2. **Staff may require additional information based on the type of permit required.**

REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY

□ E&S compliance □ Foundation As Built □ Final As- Built □Certificate of Occupancy □ Site Plan Compliance □ Limits of Clearing □ Final Zoning Compliance

APPROVED: _____ **Date:** _____ **DENIED:** _____ **Date:** _____

FOR OFFICE USE ONLY

CERTIFICATE OF OCCUPANCY SIGN OFF

A request has been made for Certificate of Occupancy for a, _____ **(structure), at,** _____ **(address), Building Permit #**_____.

Departments	Signature/Sign off	Date
Health Dept/FVHD		
Sewer- Public		
Fire Marshal		
Zoning/ZBA		
Wetlands		
HDC		
Engineering		
Comments		

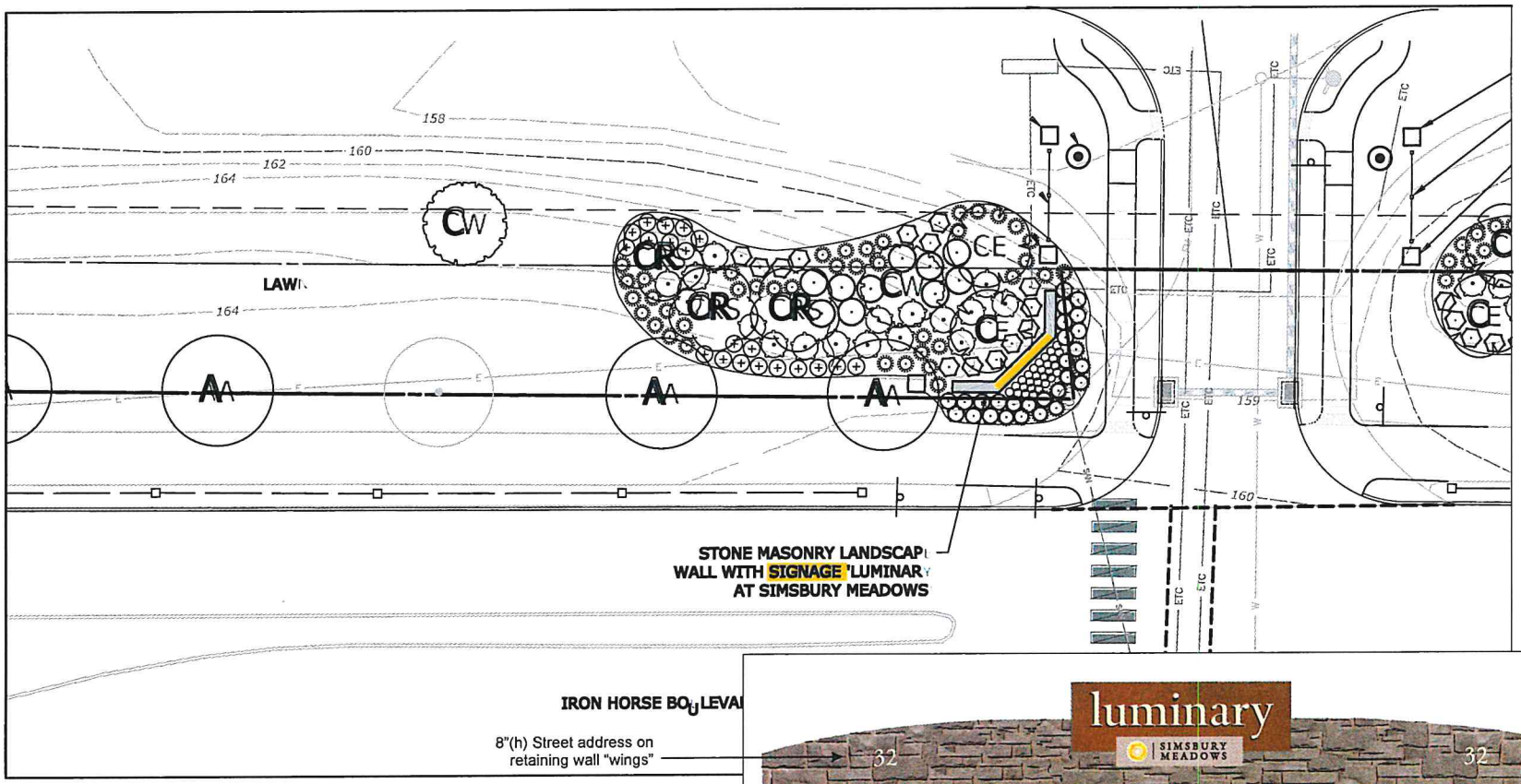
RECEIVED
JUN 03 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

artfx

Nelson Construction - Luminary Simsbury Meadows

Proposed Entry Sign

06/01/26



MAIN ENTRANCE ENLARGEMENT

1" = 20'

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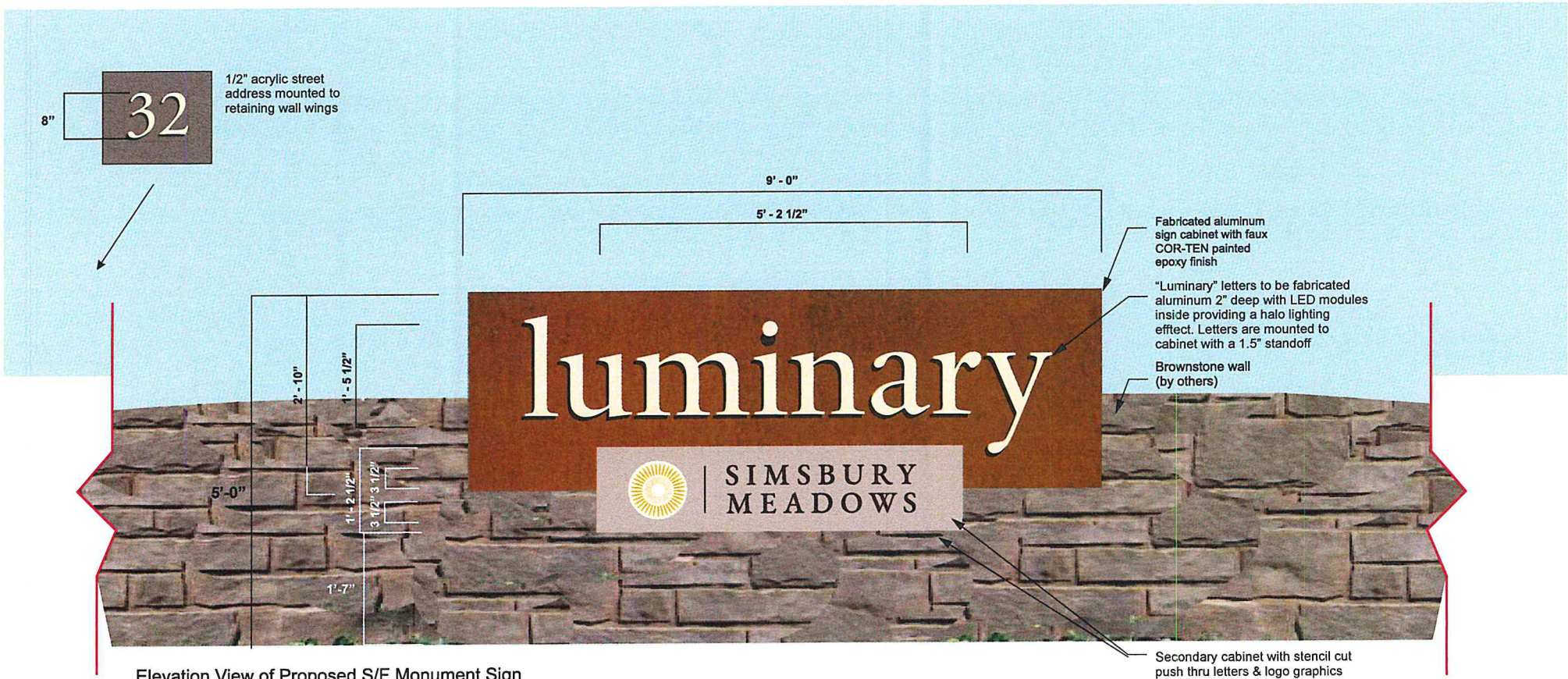
Project	Job #	Date	Artist	Sales	Page
Luminary / Simsbury Meadows		06/01/26	PS	LR	1

☐ Approved ☐ Approved as Noted ☐ Revise as Marked & Resubmit

Signature _____ Date _____



Elevation View of Proposed S/F Monument Sign

Scale: 3/4" = 1' - 0"

artfx

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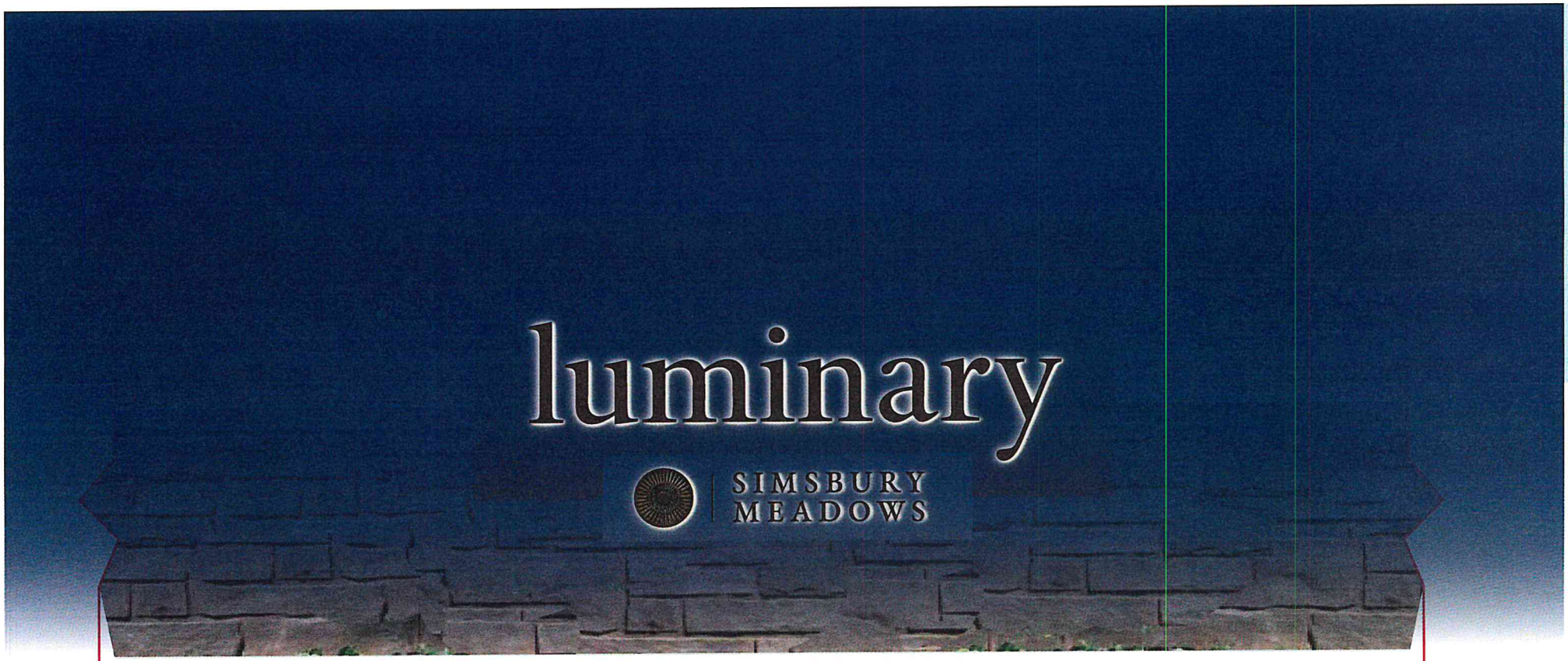
Project	Job #	Date	Artist	Sales	Page
Luminary / Simsbury Meadows		06/01/26	PS	LR	2

☐ Approved ☐ Approved as Noted ☐ Revise as Marked & Resubmit

Signature _____ Date _____



Simulated Illumination Effect
Scale: 3/4" = 1' - 0"

artfx

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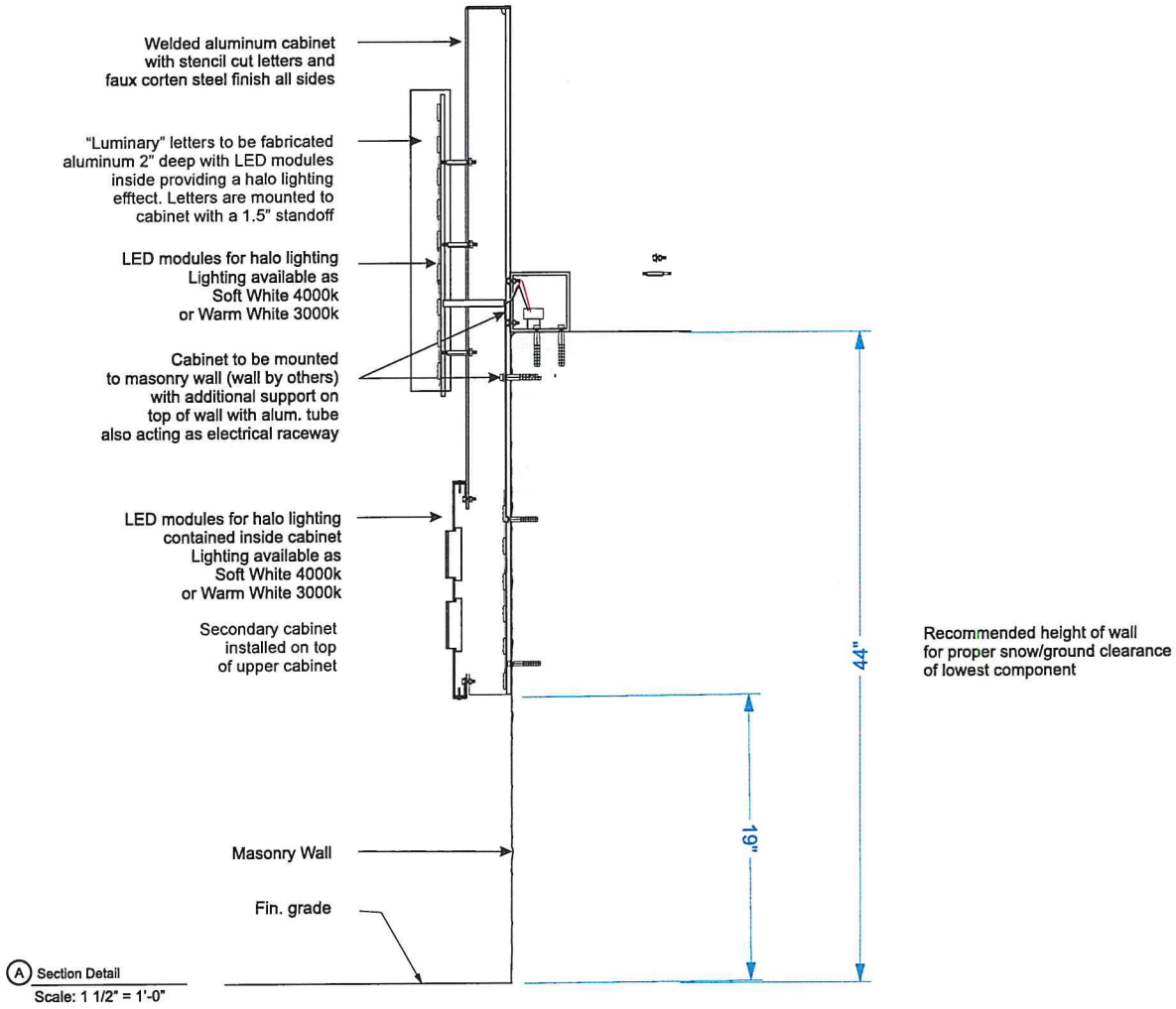
Project	Job #	Date	Artist	Sales	Page
Luminary / Simsbury Meadows		06/01/26	PS	LR	3

☐ Approved ☐ Approved as Noted ☐ Revise as Marked & Resubmit

Signature _____ Date _____



A Section Detail
Scale: 1 1/2" = 1'-0"

artfx

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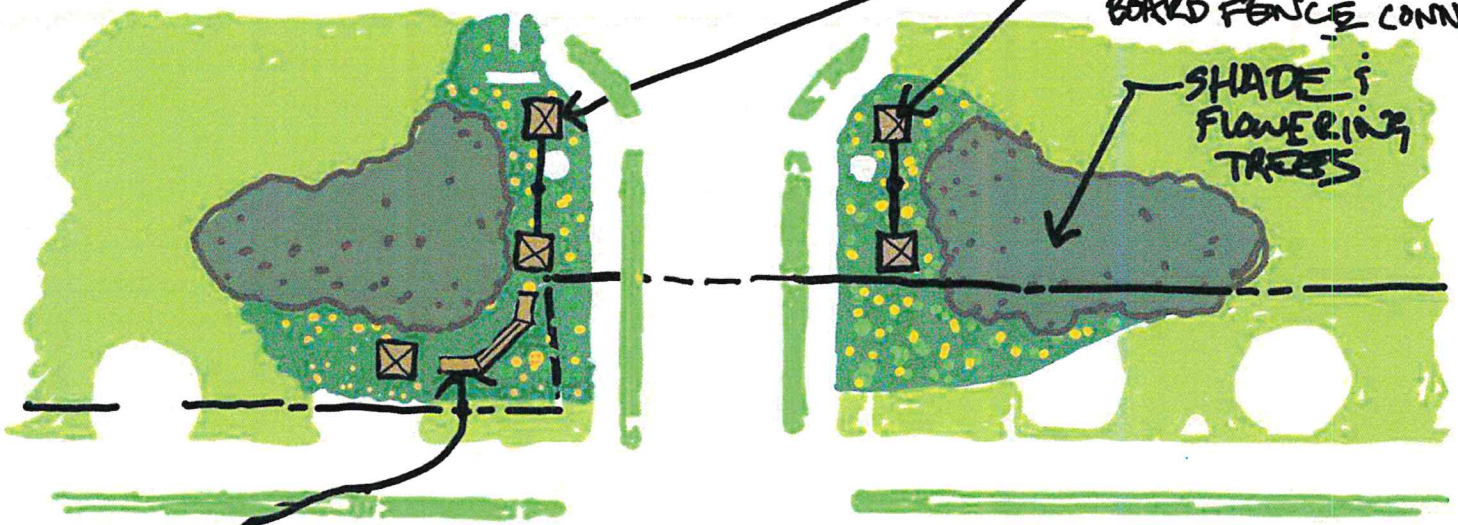
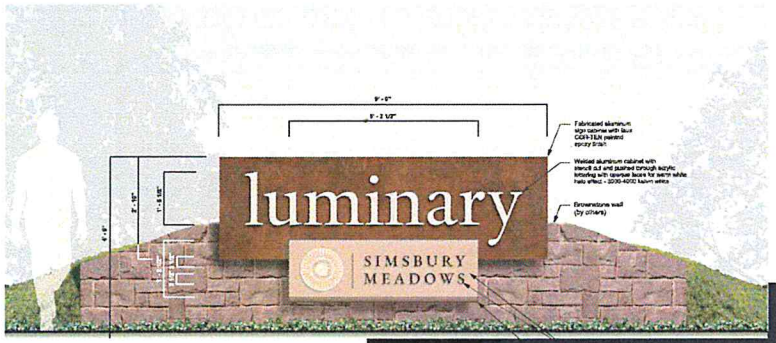
Project	Job #	Date	Artist	Sales	Page
Luminary / Simsbury Meadows		06/01/26	PS	LR	4

☐ Approved ☐ Approved as Noted ☐ Revise as Marked & Resubmit

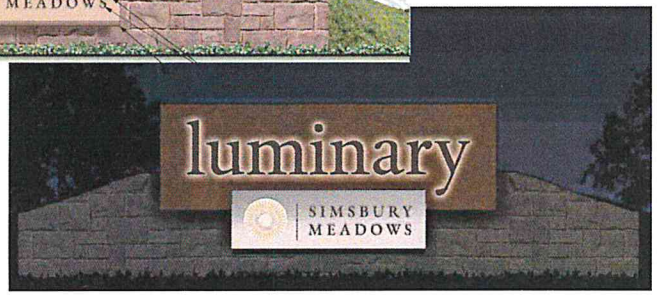
Signature _____ Date _____



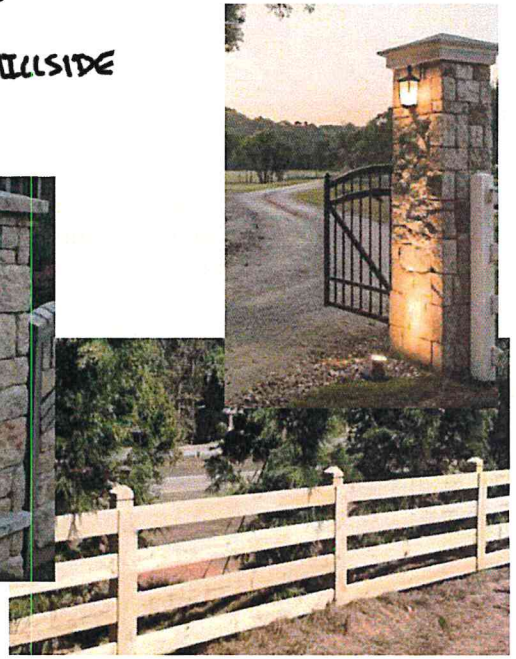
STONE MASONRY MONUMENT SIGN (DESIGN OPTION B OR B1) W/ FLOATING LETTERS ABOVE. - STONE MASONRY TO MATCH STONE PIERS/COLUMNS. SIGN WALL TO BE BUILT INTO HILLSIDE



Elevation View of Proposed S/F Monument Sign
Scale: 3/4" = 1' - 0"

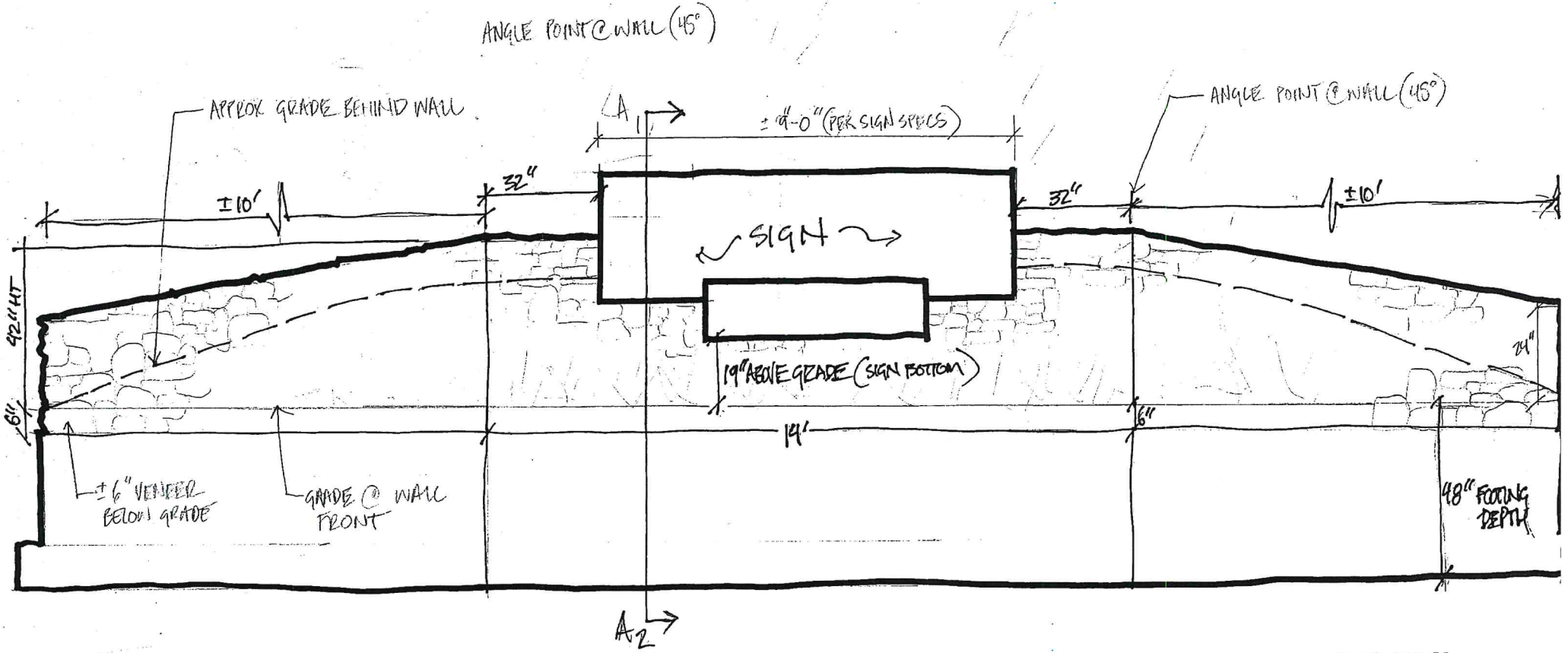






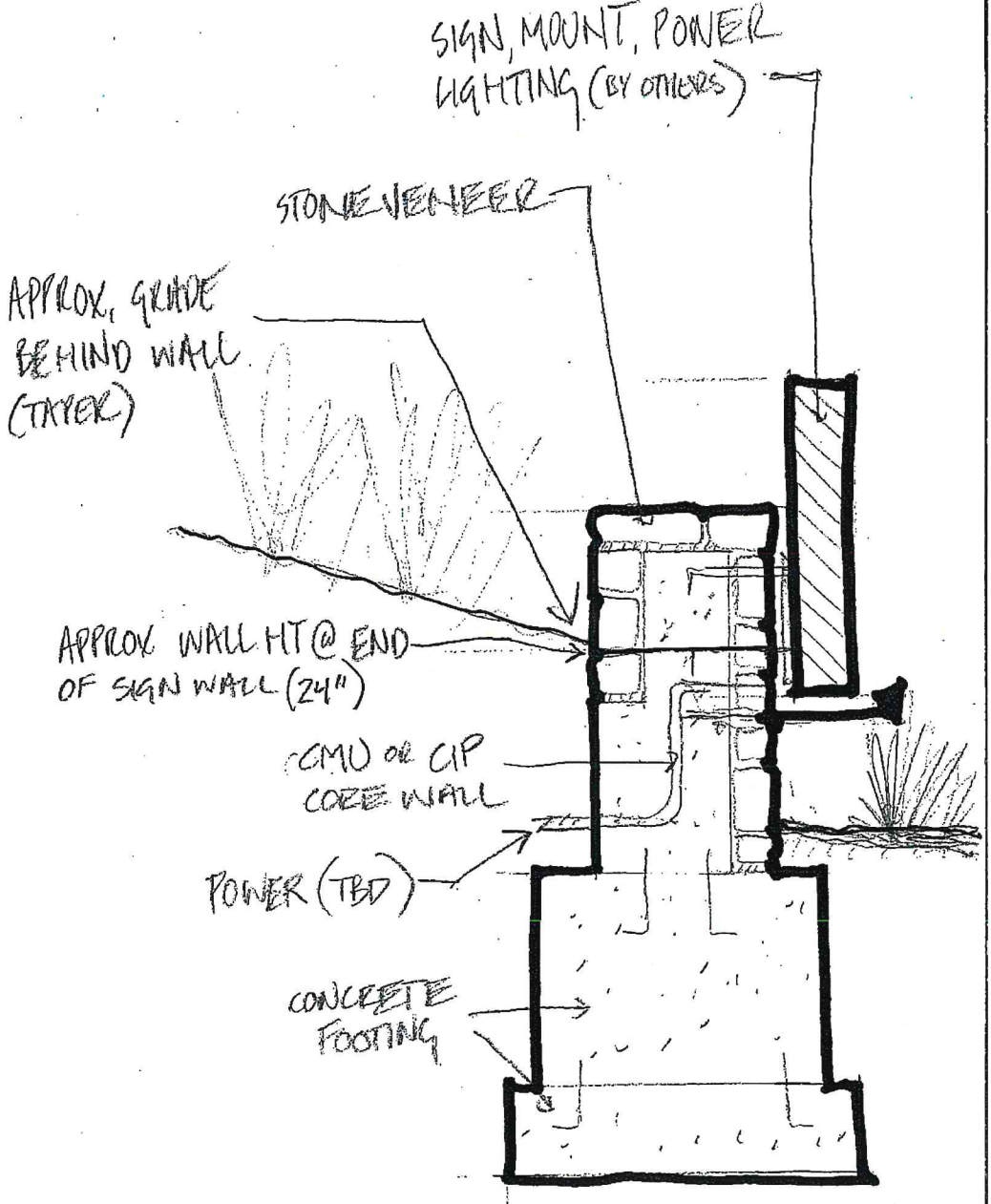
LUMINART - ENTRY WALL SKETCH

SCALE: 1"=2'-0" (APPROX)



SLR 17126.00001

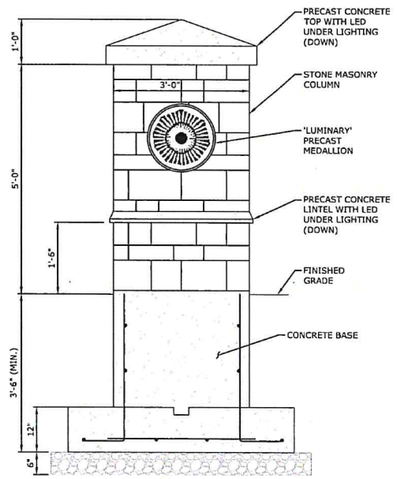
LUMINARY - ENTRY WALL SKETCH



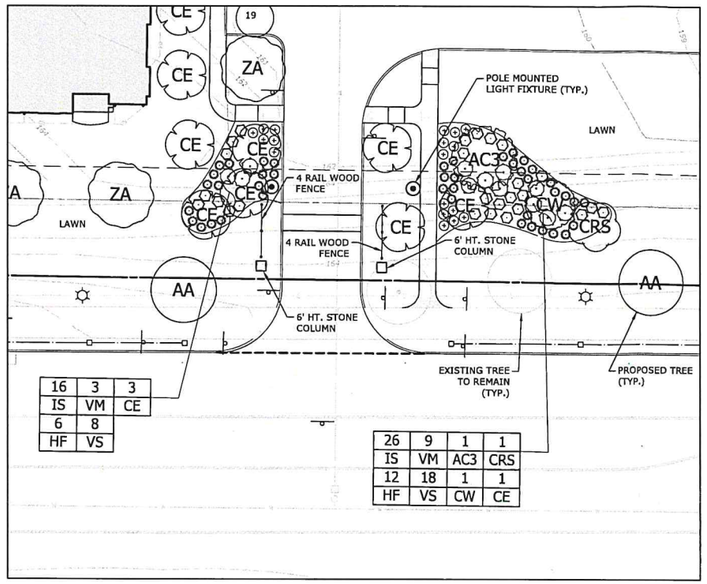
SECTION A_1-A_2

1"=2" (APPROX.

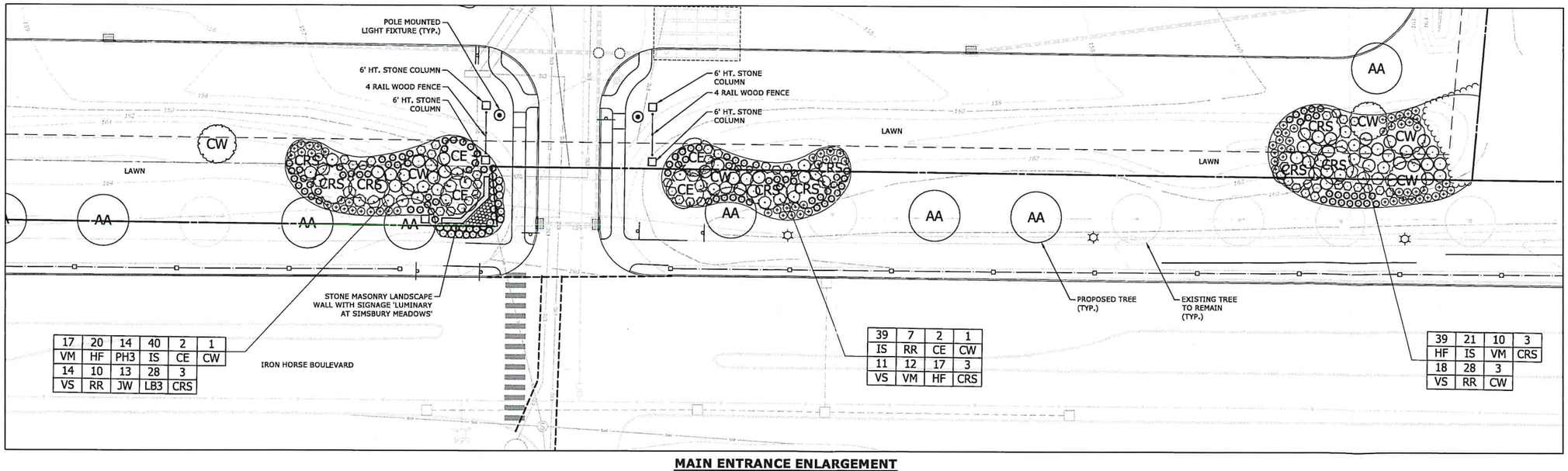
SLR 17126.00001



STONE COLUMN
NOT TO SCALE



ENTRANCE ENLARGEMENT
1" = 20'



MAIN ENTRANCE ENLARGEMENT
1" = 20'

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SITE PLAN - LANDSCAPING ENLARGEMENTS
LUMINARY
SIMSBURY MEADOWS
32 & 36 IRON HORSE BOULEVARD
SIMSBURY, CONNECTICUT

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

1"=20'
SCALE

MARCH 23, 2026
DATE

17126.00001
PROJECT NO.

SHEET NO.

SK-1
SHEET NAME

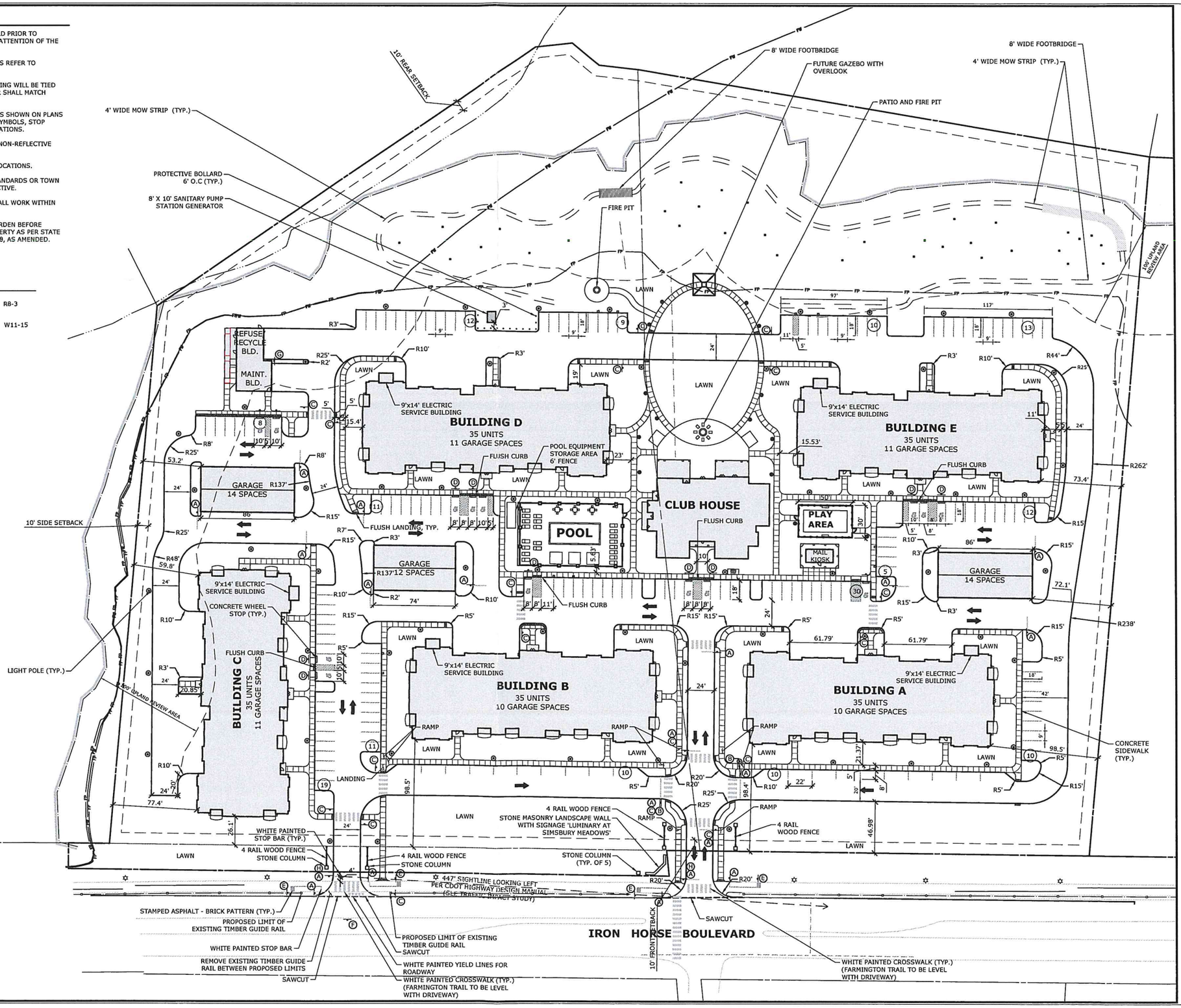
Copyright SLR International, Inc. - 2020

LAYOUT NOTES

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
3. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH EXISTING LINE AND GRADE.
4. THE CONTRACTOR IS REQUIRED TO PAINT ALL PAVEMENT MARKINGS SHOWN ON PLANS INCLUDING PARKING SPACE LINES, CROSSWALKS, HANDICAPPED SYMBOLS, STOP BARS, AND ALL MARKINGS REQUIRED BY TOWN OF GROTON REGULATIONS.
5. ALL PARKING SPACE LINES TO BE STRIPED WITH 4" WIDE, WHITE, NON-REFLECTIVE PAINT.
6. PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.
7. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR TOWN OF GROTON SITE PLAN STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
8. A CONNDOT HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY.
9. THE CONTRACTOR WILL NOTIFY THE TOWN OF SIMSBURY TREE WARDEN BEFORE REMOVAL OR PRUNING OF ANY TREES THAT STAND ON TOWN PROPERTY AS PER STATE OF CONNECTICUT GENERAL STATUTES CHAPTER 451 SECTION 23-58, AS AMENDED.

TRAFFIC SIGN LEGEND

A	STOP	INSTALL R1-1	G		INSTALL R8-3
B		INSTALL R5-1	H		INSTALL W11-15
C		INSTALL W11-2			
D		INSTALL W11-9			
E		INSTALL W3-1			
F		INSTALL R5-1			



DESCRIPTION	DATE	BY
CONFORMANCE SET	8/15/2025	AWG
LAYOUT AND GRADING REVISIONS	9/19/2025	GMM
LAYOUT AND GRADING REVISIONS	10/3/2025	GMM
EV PARKING REVISIONS	12/1/2025	AWG
CONFORMANCE SET	3/20/2026	AWG

SLR

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203.271.1773
SLRCONSULTING.COM

SITE PLAN - LAYOUT

LUMINARY
SIMSBURY MEADOWS
32 & 36 IRON HORSE BOULEVARD
SIMSBURY, CONNECTICUT

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

1"=40'
SCALE

OCTOBER 7, 2024
DATE

17126.00001
PROJECT NO

03 OF 15
SHEET NO

LA
SHEET NAME

Copyright SLR International, Inc. - 2025

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT MEMORANDUM

To: Simsbury Design Review Board & Zoning Commission
From: Joseph Hollis, Code Compliance Officer
Date: July 6, 2026

Subject: **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.

Background

The applicant is requesting to install a 29 sq. ft. freestanding sign at the entrance to Luminary at 32-36 Iron Horse Blvd. The site was approved by the Zoning Commission for 175 residential apartments on the approximately 14-acre parcel. The center zone regulations require all freestanding signs to be no larger than 16 sq. ft. While the location of the sign meets the requirements under the regulations, the increased size required a variance. The Zoning Board of Appeals granted that variance on June 24, 2026, as submitted.

Freestanding signs in center zone require approval from the Zoning Commission following a positive referral from the Design Review Board. The site plan is included on Page 2. An enlargement of the entrance sign design is below.

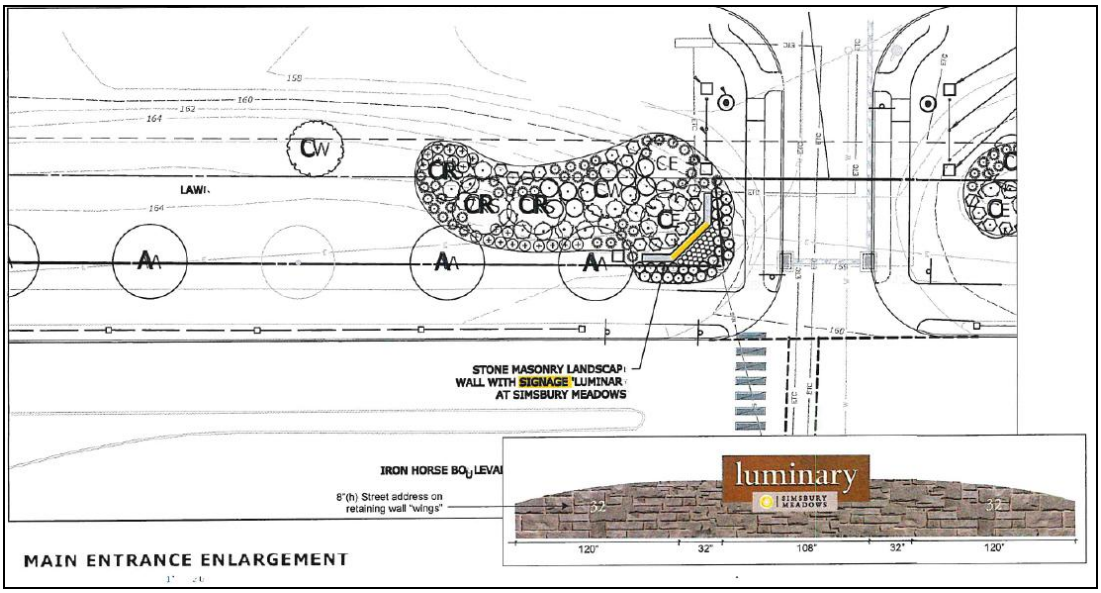


Figure 1 Proposed Sign Plan

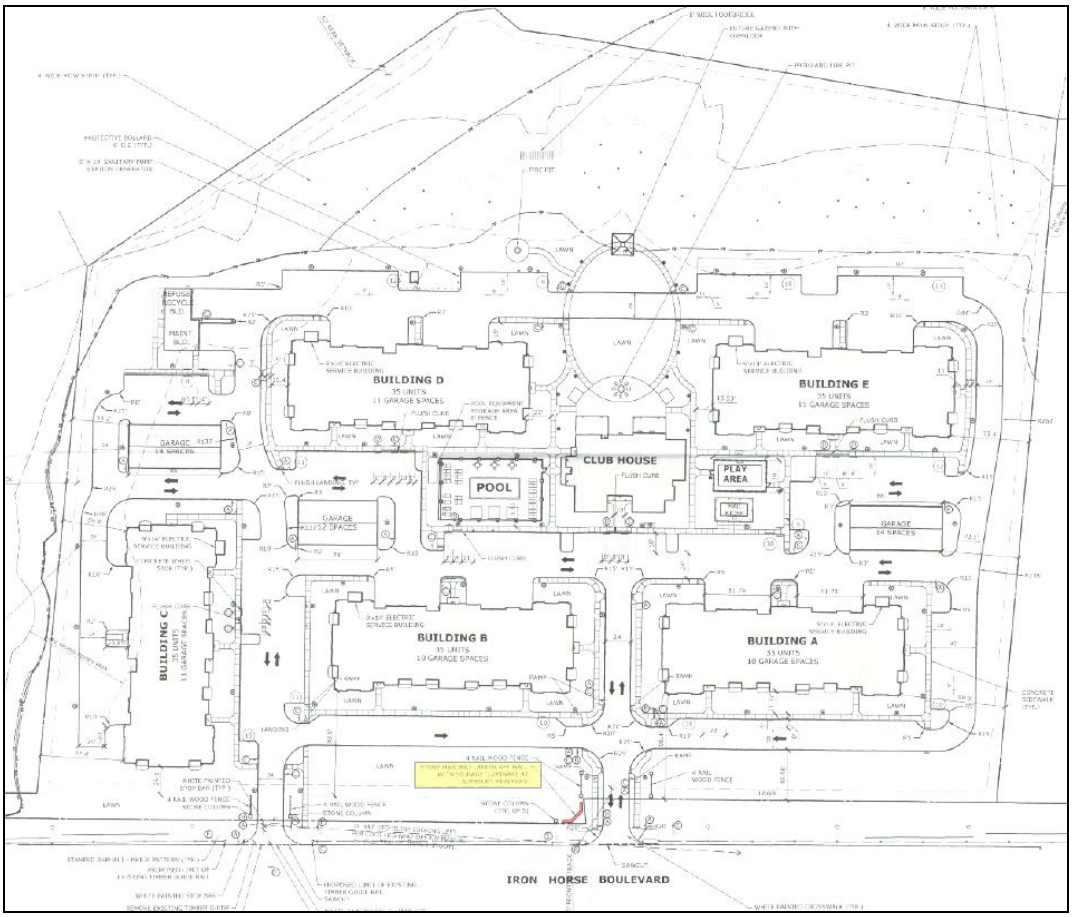


Figure 2 Site Plan

Analysis:

The regulations limit freestanding signs in center zone to 16 sq. ft. and require a landscaped bed around the base of the sign. New freestanding signs require site plan approval from the Zoning Commission. The proposal complies with all zoning requirements and would not negatively impact the surrounding property values, public health and safety, or the commercial nature of that section of town.

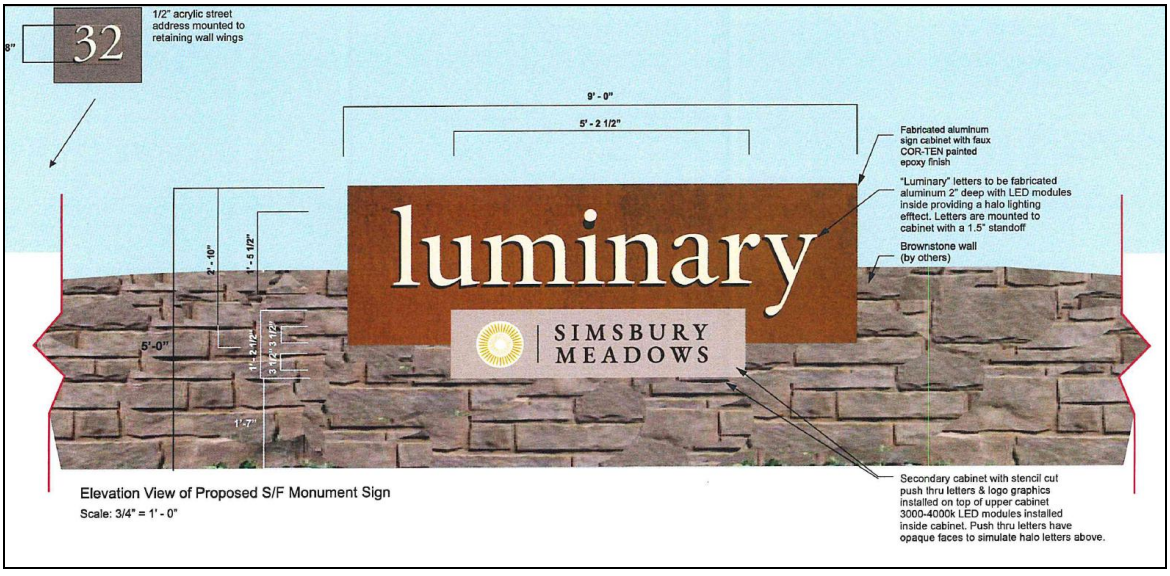


Figure 3 Proposed Sign

The proposed design consists of an aluminum cabinet and lettering on top of a brownstone wall with acrylic address numbers mounted on both ends of the wall.

In the Signage Section pages 28 - 34, the following guidelines are provided for the Design Review Board review process:

- Integrate the sign into the site plan, and ensure that it complements its surroundings.
- Avoid visual competition with other signs in the area.
- Minimize the number of building and directional signs to avoid repetition.
- Avoid markings on the pavement.
- Do not use advertising and business slogans. Signs may include information describing products sold or services provided.
- Design information to fit properly into the sign location attractively and without visual clutter.
- Avoid use of extremely small letters when the primary vantage is from the street rather than an adjacent sidewalk.
- Use symbols, logos, and illustrations as well as street number for identification.
- Use permanent, durable materials (e.g. stone, brick, or wood) on the bases of freestanding signs. Avoid texture-coated sheet metal or plastic.
- Use durable, weather-resistant and vandal-proof materials for the sign.
- Avoid extremely bright background colors (e.g. bright red, orange, or yellow).
- Coordinate sign background, trim, message color, and detail with the architecture it serves.
- Avoid a white or off-white color in a large field of illuminated background.
- Avoid visible raceways and transformers for individual letters.
- Avoid exposed guy wires or supports to stabilize signs.
- Trim edges of flat sheet signs (i.e. plywood) or frame to improve the finished appearance.
- Avoid use of plastic foam letters if possible, or properly cap each letter with plexiglass and secure with studs and glue.
- Use a flat or semi-gloss finish on the surface and avoid a glossy, plastic finish.

The Planning Department finds that the proposal conforms with the intent and guidance outlined in the Simsbury Guidelines for Community Design. Draft motions for approval are provided on the following page.

Design Review Board Draft Motion

Monday, July 6, 2026
Simsbury Design Review Board

MOVED, 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.

Zoning Commission Draft Motion

Monday, July 6, 2026
Simsbury Zoning Commission

MOVED, the Zoning Commission **approves 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 approval is subject to the following conditions:

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

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT MEMORANDUM

To: Simsbury Design Review Board & Zoning Commission
From: Joseph Hollis, Code Compliance Officer
Date: July 6, 2026

Subject: **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.

Background

The applicant is proposing a new freestanding sign for Bissel Brook Farm at 45 Hoskins Road. Farm uses are allowed as of right in the R-40 zoning district. The applicant intends to grow and sell produce from the farm. This staff report serves as a joint report for the Design Review Board and the Zoning Commission as the freestanding sign proposal requires a positive referral from DRB prior to Zoning Commission approval. This proposal conforms with all design standards and zoning regulations. Staff recommends approval on the application.

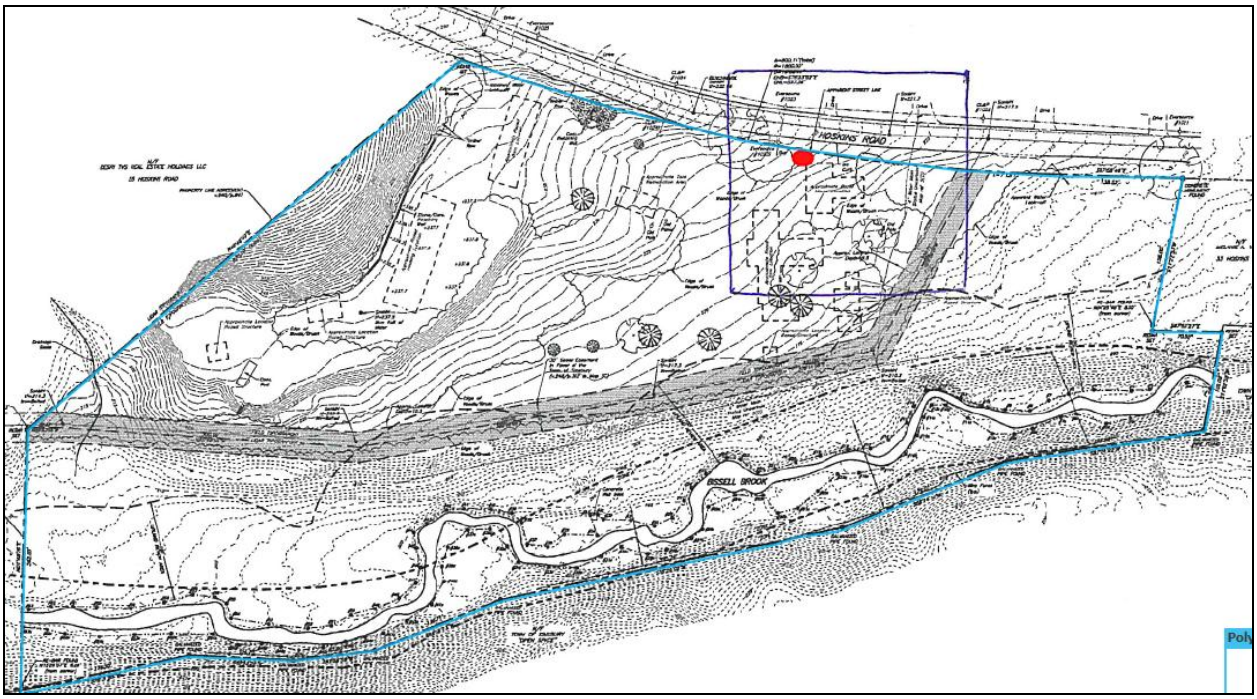


Figure 1 Proposed Sign Location

Analysis:

The regulations limit farm signs in residential zones to 20 sq. ft. and require a landscaped bed around the base of the sign. New freestanding signs require site plan approval from the Zoning Commission. The sign is 18 sq. ft. with a landscaped area using low-lying plantings. No illumination is proposed for this sign. The proposal complies with all zoning requirements and would not negatively impact the surrounding property values, public health and safety, or the residential nature of that section of town.

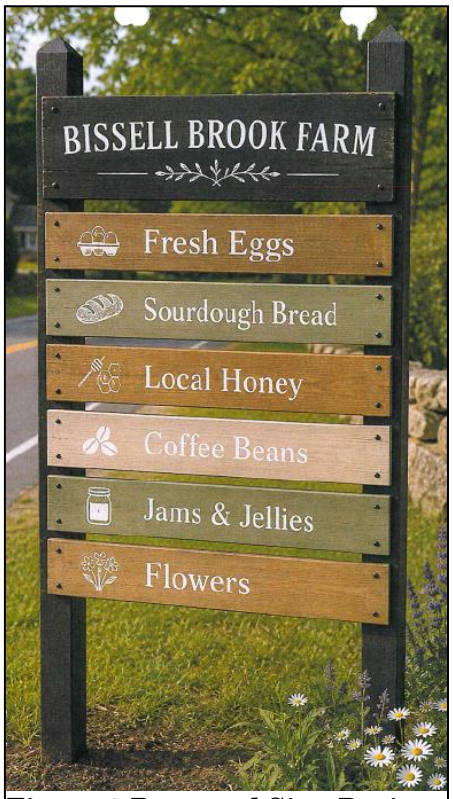


Figure 2 Proposed Sign Design

The proposed design consists of laminated vinyl lettering applied wooden 2' x 4' panels affixed to 2' x 4' posts.

In the Signage Section pages 28 - 34, the following guidelines are provided:

- Integrate the sign into the site plan, and ensure that it complements its surroundings.
- Avoid visual competition with other signs in the area.
- Minimize the number of building and directional signs to avoid repetition.
- Avoid markings on the pavement.
- Do not use advertising and business slogans. Signs may include information describing products sold or services provided.
- Design information to fit properly into the sign location attractively and without visual clutter.
- Avoid use of extremely small letters when the primary vantage is from the street rather than an adjacent sidewalk.
- Use symbols, logos, and illustrations as well as street number for identification.
- Use permanent, durable materials (e.g. stone, brick, or wood) on the bases of freestanding signs. Avoid texture-coated sheet metal or plastic.
- Use durable, weather-resistant and vandal-proof materials for the sign.
- Avoid extremely bright background colors (e.g. bright red, orange, or yellow).
- Coordinate sign background, trim, message color, and detail with the architecture it serves.
- Avoid a white or off-white color in a large field of illuminated background.
- Avoid visible raceways and transformers for individual letters.
- Avoid exposed guy wires or supports to stabilize signs.
- Trim edges of flat sheet signs (i.e. plywood) or frame to improve the finished appearance.
- Avoid use of plastic foam letters if possible, or properly cap each letter with plexiglass and secure with studs and glue.
- Use a flat or semi-gloss finish on the surface and avoid a glossy, plastic finish.

The Planning Department finds that the proposal conforms with the intent and guidance outlined in the Simsbury Guidelines for Community Design. Draft motions for approval are provided on the following page.

Design Review Board Draft Motion

Monday, July 6, 2026
Simsbury Design Review Board

MOVED, 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.

Zoning Commission Draft Motion

Monday, July 6, 2026
Simsbury Zoning Commission

MOVED, the Zoning Commission approves **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 approval 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.

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

RECEIVED
JUN 17 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

ZONING COMPLIANCE REVIEW- $25.00 #_____-_____

Applicant Name: Bissel Brook Farm		**Property Owner:** Peter Spano		
Property Address: 45 Hoskins Road, Simsbury, CT. 06070				
Contact Info (phone, email): [redacted]				
Permit Mailing Address: 2 Kelly Farm Road, Simsbury CT. 06070				
Proposed Structure: Sign	**Sq. Ft.** 18	**Length:** 36"	**Width:** 4"	**Height:** 6'
Proposed Use: Farm Stand sign		**Existing Use:** N/A		
Zoning District: R40	**Variance:** Yes/(No)	**Parcel Size:** 10.5 Acres		
Flood Zone: NO	**Wetlands:** Yes/(No)	**If yes, approval date:**		
1st Floor Area: N/A sq. ft.	**2nd Floor Area:** N/A sq. ft.	**Historic District:** Yes/(No)		
Special Exception: Yes/(No): **Describe:**				
Comm/Industrial/Business Structures: Coverage: Existing % _____ **Proposed %**_____				

Please provide:

1. **A copy of a map or site plan, drawn to scale, to include the following:**
   - **Location and exact dimensions of all boundaries of the lot;**
   - **Location of wetlands and watercourses on or near property;**
   - **Location and exact dimensions of all existing and proposed structures, septic system and water supply;**
   - **Exact distance of proposed structures from property lines;**
   - **A floor plan if the application is for a commercial change of use.**
2. **Staff may require additional information based on the type of permit required.**

REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY

□ E&S compliance □ Foundation As Built □ Final As- Built □Certificate of Occupancy □ Site Plan Compliance □ Limits of Clearing □ Final Zoning Compliance

APPROVED: _____ **Date:** _____ **DENIED:** _____ **Date:** _____

FOR OFFICE USE ONLY

CERTIFICATE OF OCCUPANCY SIGN OFF

A request has been made for Certificate of Occupancy for a, _____ **(structure), at,** _____ **(address), Building Permit #**_____.

Departments	Signature/Sign off	Date
Health Dept/FVHD		
Sewer- Public		
Fire Marshal		
Zoning/ZBA		
Wetlands		
HDC		
Engineering		
Comments		

06-17-2026 4289 CASH 25.00

Sign Permit Narrative

Property: 45 Hoskins Road, Simsbury, CT
Applicant: Bissell Brook Farm, LLC

The proposed sign is intended solely to identify the existing approved Bissell Brook Farm Stand located on the property.

The farm stand offers locally grown produce and agricultural products, including seasonal vegetables, herbs, flowers, eggs, honey, maple syrup, baked goods, and other farm-related products.

The proposed sign will measure approximately 6 feet in height and 36 inches in width and will be located near the entrance to the farm stand as shown on the accompanying survey.

The sign is designed to provide visibility for customers accessing the approved farm stand and will not be illuminated. No electronic messaging, flashing lights, or off-premises advertising is proposed.

The sign will serve as an accessory structure to the existing approved farm stand and is intended to help visitors safely identify the location from Hoskins Road.

Respectfully Submitted,

Peter V. Spano II
Bissell Brook Farm, LLC

(561) 667-4853

www.bissellbrookfarm.com

Ziemnicki Ryan

From: Peter Spano [redacted]
Sent: Monday, June 8, 2026 10:47 AM
To: Ziemnicki Ryan
Cc: [redacted]
Subject: Proposed Farm Stand Signage – Bissell Brook Farm

External sender <peters@globaltrashsolutions.com>
Make sure you trust this sender before taking any actions.

Hi Ryan,
Thank you for taking the time to speak with me today regarding signage for our farm stand.
As discussed, I wanted to send over a conceptual image showing the general style and intent of the sign we are considering for Bissell Brook Farm.

Please note that this is simply an AI-generated rendering to illustrate the concept and is not a final design.

Our current plan is to construct the sign using pressure-treated 2x4 posts and 2x4 horizontal boards. The lettering and product listings would be produced using printed vinyl with a protective laminate applied to the wood surfaces.

The sign would be placed in a location visible to passing traffic on Hoskins Road, while ensuring it does not obstruct sight lines or create any safety concerns for motorists entering or exiting nearby driveways.

Before moving forward, I wanted to confirm that the overall concept is generally consistent with the Town's expectations and determine whether there are any specific requirements regarding:

- Maximum sign dimensions
- Height limitations
- Required setbacks from the roadway
- Permit requirements
- Any regulations specific to farm stands or agricultural uses

I appreciate any guidance you can provide so we can make sure the sign is compliant before we build or place it at the property.

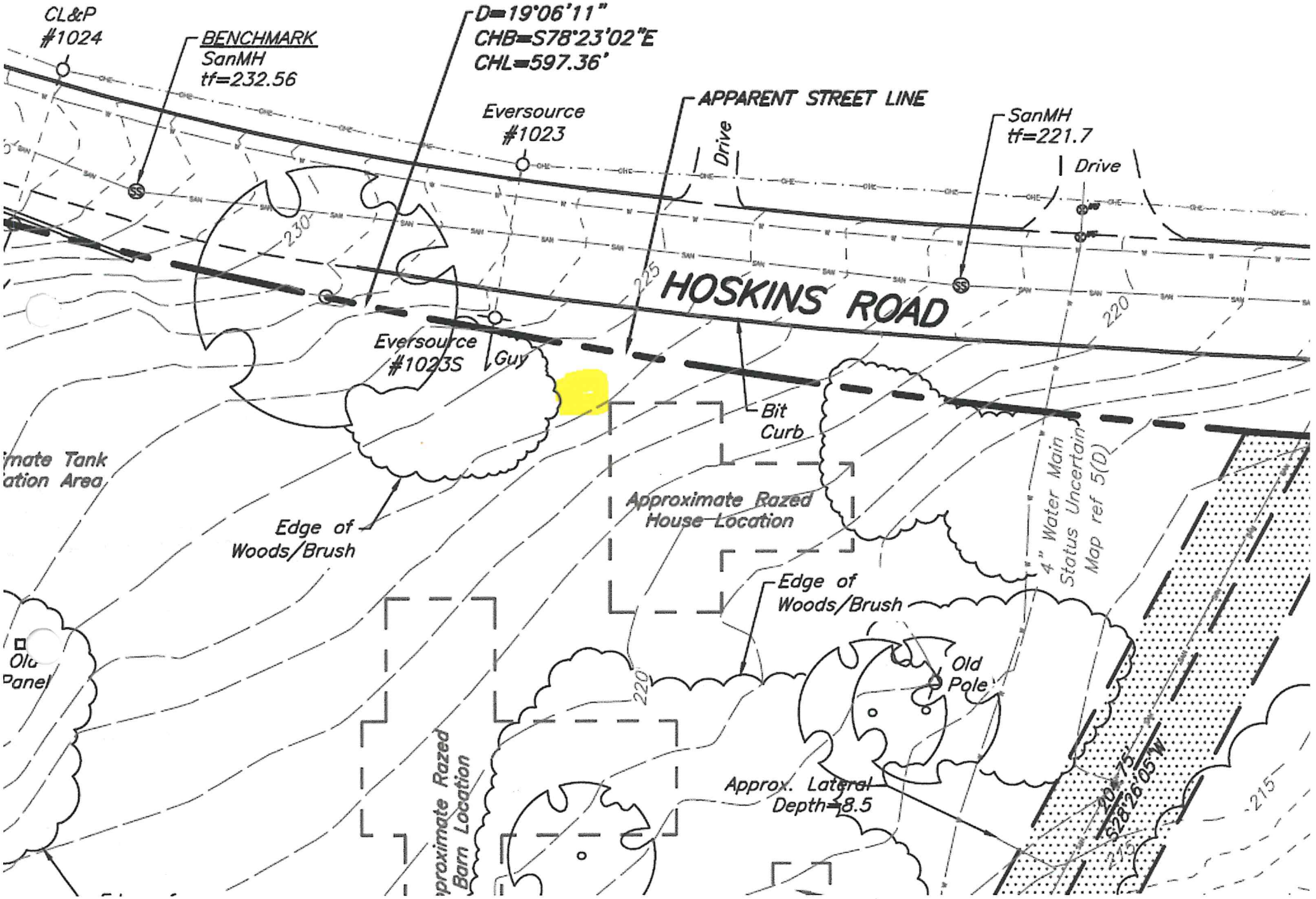
Thank you again for your assistance.

Best regards,

Peter Spano
Bissell Brook Farm
45 Hoskins Road


BISSELL BROOK FARM
Fresh Eggs
Sourdough Bread
Local Honey
Coffee Beans
Jams & Jellies
Flowers

36"
6'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CHB=S78°23'02"E
CHL=597.36'
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SanMH
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Drive
HOSKINS ROAD
230
225
220
Eversource
#1023S
Guy
Bit
Curb
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Edge of
Woods/Brush
Approximate Razed
House Location
4" Water Main
Status Uncertain
Map ref 5(D)
Edge of
Woods/Brush
Old
Panel
Old
Pole
220
Approximate Razed
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S28°26'05"W
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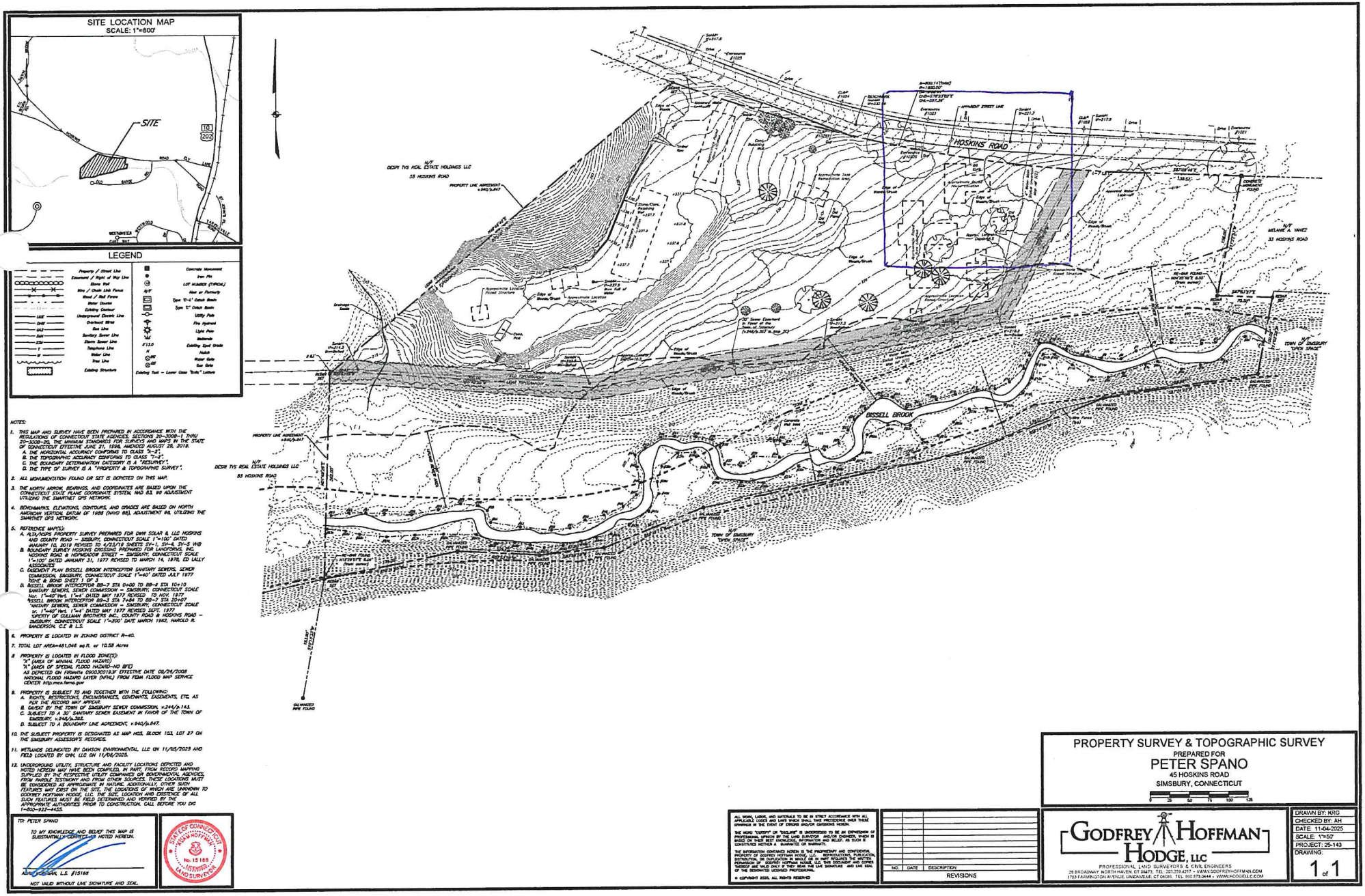
SITE LOCATION MAP
SCALE: 1"=800'
SITE
LEGEND
HOSKINS ROAD
BISSELL BROOK
N/F
DESIR TYS REAL ESTATE HOLDINGS LLC
55 HOSKINS ROAD
PROPERTY LINE AGREEMENT v.940/p.847
N/F
DESIR TYS REAL ESTATE HOLDINGS LLC
53 HOSKINS ROAD
N/F
MELANIE A. YANEZ
33 HOSKINS ROAD
TOWN OF SIMSBURY
OPEN SPACE
RE-BAR FOUND
HORSE'SHOE FOUND
DRILL HOLE FOUND
CONCRETE MONUMENT FOUND
DELINEATED WPE FOUND
SET
SET
SET

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT MEMORANDUM

To: Simsbury Design Review Board & Zoning Commission
From: Joseph Hollis, Code Compliance Officer
Date: July 6, 2026

Subject: **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.

Background

The applicant is proposing a new multi-tenant freestanding sign for the plaza at 1263 Hopmeadow Street. The plaza site plan was approved for future site of a Chipotle, an additional 2,400 sq. ft. restaurant building, and an 11,600 sq. ft. retail building. The multi-tenant sign proposed is intended to serve the entire parcel. The approved site plan had a monument sign incorporated into the stone wall that runs along Hopmeadow Street, however the applicant has opted to separate the sign into its own freestanding element. This staff report serves as a joint report for the Design Review Board and the Zoning Commission as the freestanding sign proposal requires a positive referral from DRB prior to Zoning Commission approval. This proposal conforms with all design standards and zoning regulations. Staff recommends approval of the application.

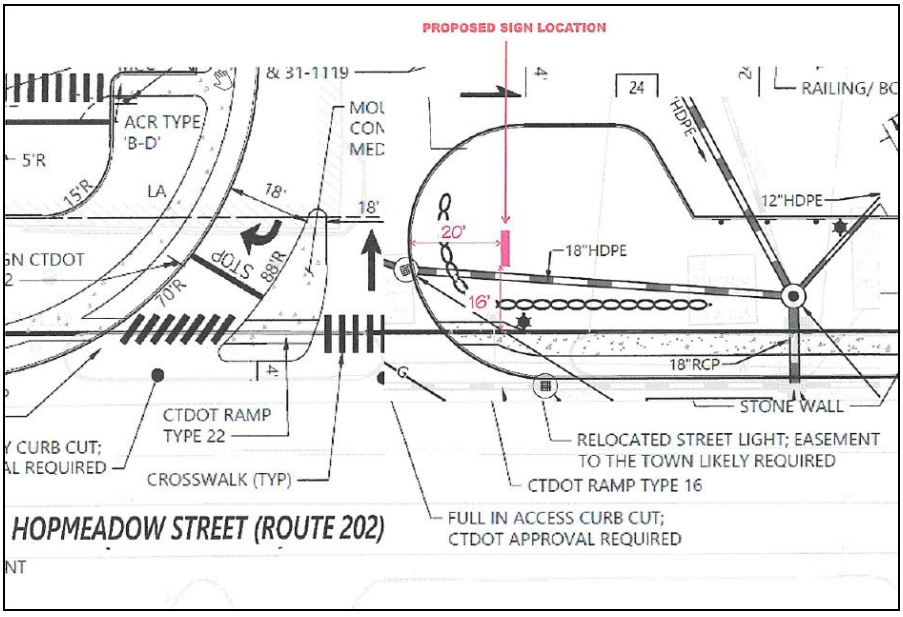

Figure 1 Proposed Sign Location

Analysis:

The regulations limit freestanding signs in business zones to 32 sq. ft. and require a landscaped bed around the base of the sign. New freestanding signs require site plan approval from the Zoning Commission. The sign meets the size and landscaping requirements. External illumination in the form of both up and down lighting is proposed for this sign. The proposal complies with all zoning requirements and would not negatively impact the surrounding property values, public health and safety, or the commercial nature of that section of town.

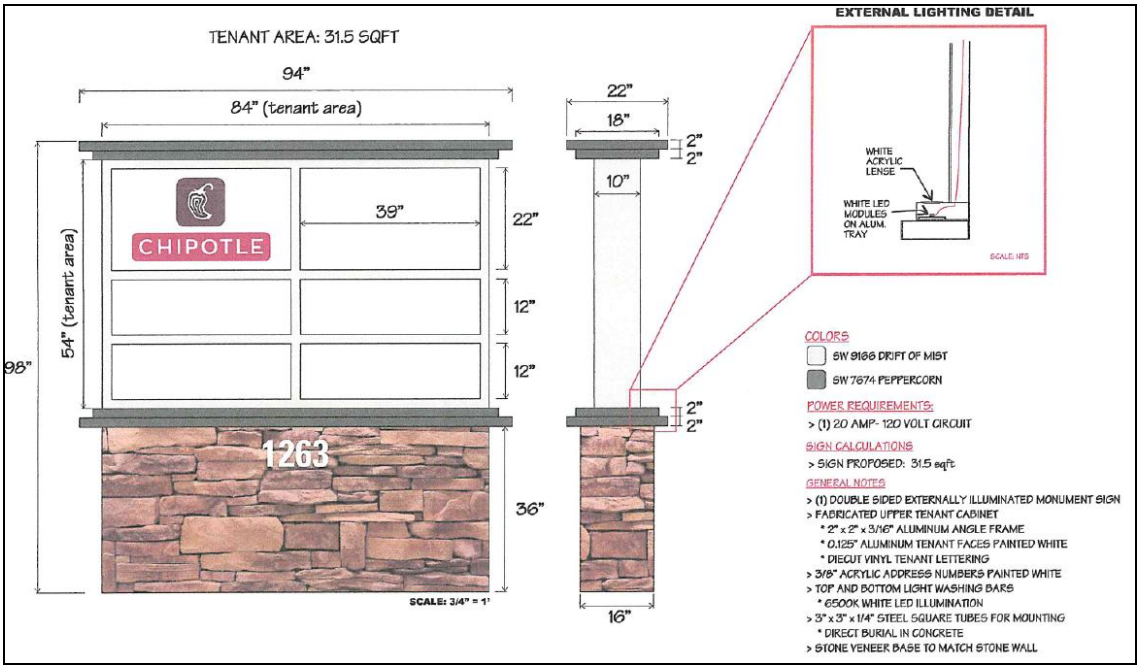

Figure 2 Proposed Sign Plan

The proposed design consists of an aluminum cabinet (frame and tenant faces) and vinyl tenant lettering on top of a stone veneer base with an acrylic address number.

In the Signage Section pages 28 - 34, the following guidelines are provided for the Design Review Board review process:

- Integrate the sign into the site plan, and ensure that it complements its surroundings.
- Avoid visual competition with other signs in the area.
- Minimize the number of building and directional signs to avoid repetition.
- Avoid markings on the pavement.
- Do not use advertising and business slogans. Signs may include information describing products sold or services provided.
- Design information to fit properly into the sign location attractively and without visual clutter.
- Avoid use of extremely small letters when the primary vantage is from the street rather than an adjacent sidewalk.
- Use symbols, logos, and illustrations as well as street number for identification.
- Use permanent, durable materials (e.g. stone, brick, or wood) on the bases of freestanding signs. Avoid texture-coated sheet metal or plastic.
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- Avoid extremely bright background colors (e.g. bright red, orange, or yellow).
- Coordinate sign background, trim, message color, and detail with the architecture it serves.

- Avoid a white or off-white color in a large field of illuminated background.
- Avoid visible raceways and transformers for individual letters.
- Avoid exposed guy wires or supports to stabilize signs.
- Trim edges of flat sheet signs (i.e. plywood) or frame to improve the finished appearance.
- Avoid use of plastic foam letters if possible, or properly cap each letter with plexiglass and secure with studs and glue.
- Use a flat or semi-gloss finish on the surface and avoid a glossy, plastic finish.

The Planning Department finds that the proposal conforms with the intent and guidance outlined in the Simsbury Guidelines for Community Design. Draft motions for approval are provided below.

Design Review Board Draft Motion

Monday, July 6, 2026
Simsbury Design Review Board

MOVED, 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.

Zoning Commission Draft Motion

Monday, July 6, 2026
Simsbury Zoning Commission

MOVED, the Zoning Commission approves **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 approval 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.

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

RECEIVED
JUN 25 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

ZONING COMPLIANCE REVIEW- $25.00 #____-____

Applicant Name: Darcie Roy/National Sign Corp			**Property Owner:** 1285 Hopmeadow, LLC		
Property Address: 1263 Hopmeadow St					
Contact Info (phone, email): [redacted]					
Permit Mailing Address: 780 Four Rod Rd, Berlin, CT 06037					
Proposed Structure: Monument Sign	**Sq. Ft.**		**Length:** 54"	**Width:** 84"	**Height:** 98"
Proposed Use: N/A			**Existing Use:** N/A		
Zoning District: B-2	**Variance: Yes/No** No		**Parcel Size:** 4.45 Acres		
Flood Zone:	**Wetlands: Yes/No** No		**If yes, approval date:**		
1st Floor Area: _____sq. ft.	**2nd Floor Area:** _____sq. ft.		**Historic District: Yes/No** No		
Special Exception: Yes/No: Describe: No					
Comm/Industrial/Business Structures: Coverage: Existing % _____ **Proposed %**_____					

Please provide:

1. **A copy of a map or site plan, drawn to scale, to include the following:**
   - **Location and exact dimensions of all boundaries of the lot;**
   - **Location of wetlands and watercourses on or near property;**
   - **Location and exact dimensions of all existing and proposed structures, septic system and water supply;**
   - **Exact distance of proposed structures from property lines;**
   - **A floor plan if the application is for a commercial change of use.**
2. **Staff may require additional information based on the type of permit required.**

REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY

□ E&S compliance □ Foundation As Built □ Final As- Built □Certificate of Occupancy □ Site Plan Compliance □ Limits of Clearing □ Final Zoning Compliance

APPROVED: _____ **Date:** _____ **DENIED:** _____ **Date:** _____

FOR OFFICE USE ONLY

CERTIFICATE OF OCCUPANCY SIGN OFF

A request has been made for Certificate of Occupancy for a, _____ **(structure), at,** _____ **(address), Building Permit #**_____.

Departments	Signature/Sign off	Date
Health Dept/FVHD		
Sewer- Public		
Fire Marshal		
Zoning/ZBA		
Wetlands		
HDC		
Engineering		
Comments		

06-25-2026 4317 CHECK 25.00

NATIONAL SIGN
CORPORATION

Land Owner Authorization to Install Signage

I grant permission to National Sign Corporation and their permit agent, Darcie Roy to obtain all necessary municipal permits with respect to the project located at:

1263 Hopmeadow Street
Simsbury, CT

On behalf of the Owner or Owner's Representative:

Name: Gregg R. Nanni Digitally [redacted] DN: C=[redacted] O="Prospect Enterprises, LLC", CN=Gregg R. Nanni Date: 2026.06.05 14:24:47-04'00'
(Signature)

Name: Gregg R. Nanni
(Please Print)

Title: General Manager Date: June 5, 2026

Company: 1285 Hopmeadow, LLC

Address: 231 Farmington Avenue

Email: [redacted]

Telephone: (860) 985-6555

Design, Manufacturing, Installation & Maintenance of Regional & National Sign Programs

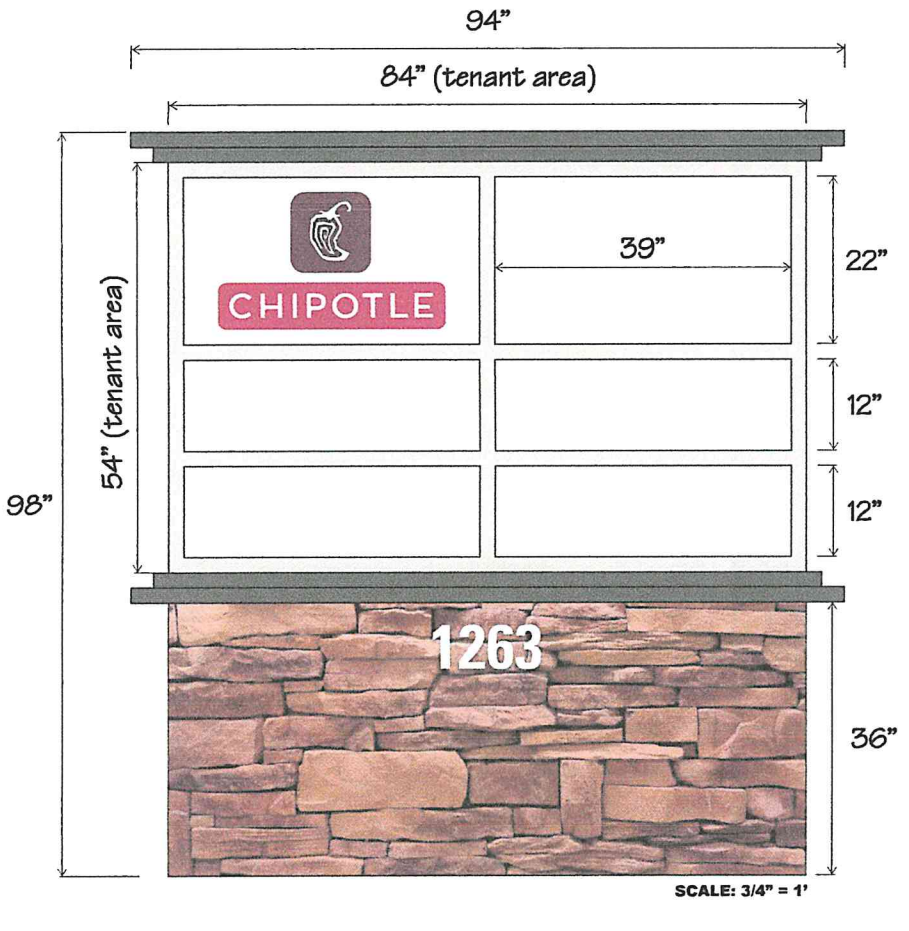
Web: www.nationalsign.com

780 Four Rod Road
Berlin, CT 06037
Phone: (860)829-9060
Fax: (860)829-9062

195 John Dietsch Square
North Attleboro, MA 02763
Phone: (508)809-4638
Fax: (508)809-4639

CT Lic. C7-189960
RI Lic. SCFC0247

TENANT AREA: 31.5 SQFT



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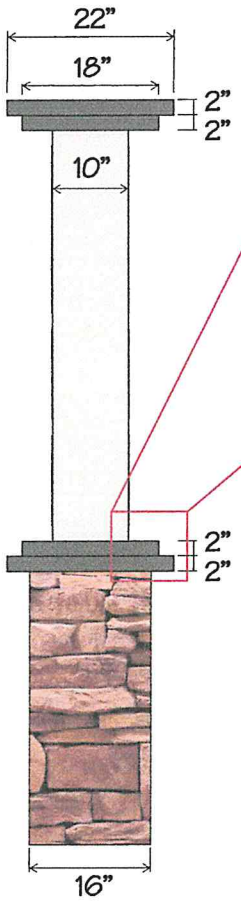
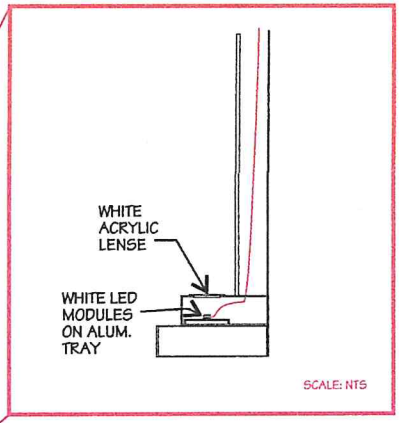


EXTERNAL LIGHTING DETAIL



COLORS

- SW 9166 DRIFT OF MIST
- SW 7674 PEPPERCORN

POWER REQUIREMENTS:

> (1) 20 AMP- 120 VOLT CIRCUIT

SIGN CALCULATIONS

> SIGN PROPOSED: 31.5 sqft

GENERAL NOTES

> (1) DOUBLE SIDED EXTERNALLY ILLUMINATED MONUMENT SIGN
> FABRICATED UPPER TENANT CABINET
  * 2" x 2" x 3/16" ALUMINUM ANGLE FRAME
  * 0.125" ALUMINUM TENANT FACES PAINTED WHITE
  * DIECUT VINYL TENANT LETTERING
> 3/8" ACRYLIC ADDRESS NUMBERS PAINTED WHITE
> TOP AND BOTTOM LIGHT WASHING BARS
  * 6500K WHITE LED ILLUMINATION
> 3" x 3" x 1/4" STEEL SQUARE TUBES FOR MOUNTING
  * DIRECT BURIAL IN CONCRETE
> STONE VENEER BASE TO MATCH STONE WALL

NATIONAL SIGN CORPORATION
www.nationalsign.com

CONNECTICUT
780 Four Rod Rd.,
Berlin, Ct 06037
Ph:(860) 829-9060

MASSACHUSETTS
21 Larsen Way
North Attleboro, Ma
Ph:(508) 809-4638

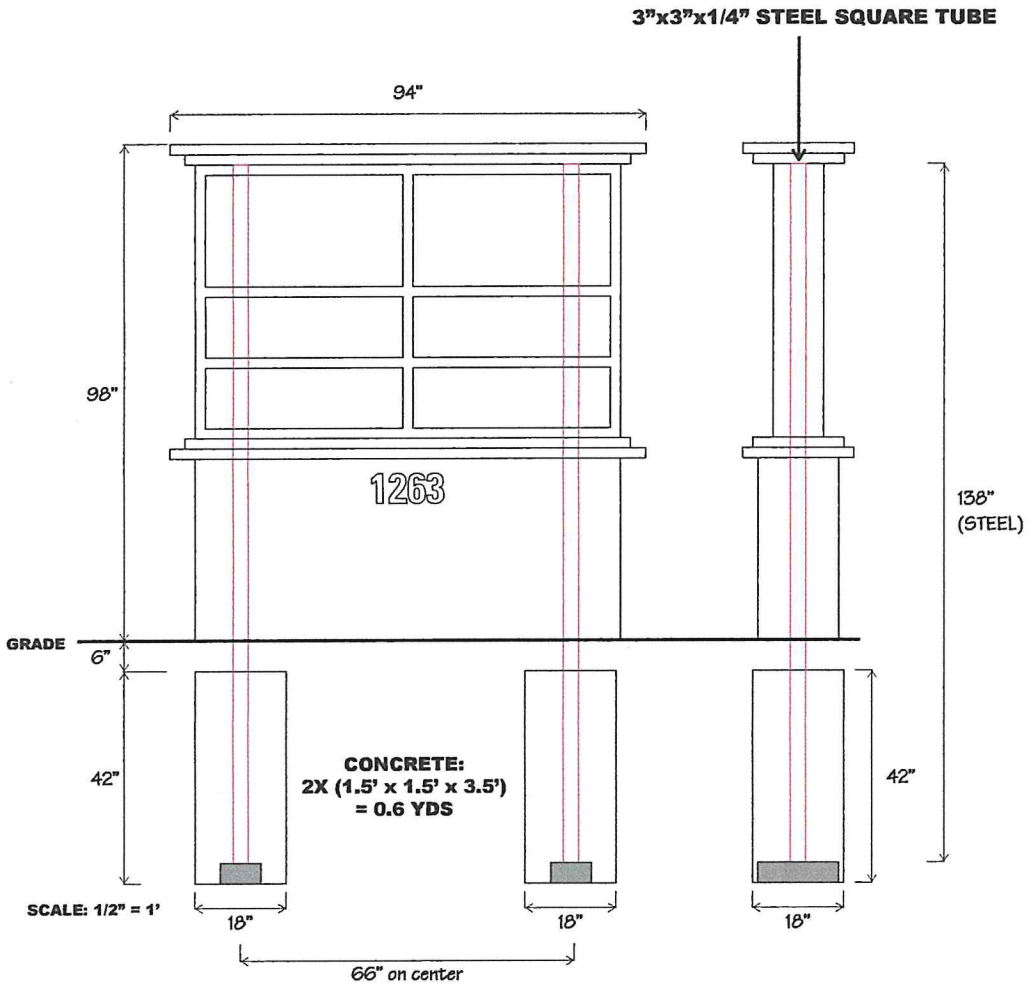
This Drawing Is Property Of National Sign Corporation And All Rights To Its Use For Reproduction Are Reserved By National Sign Corp.

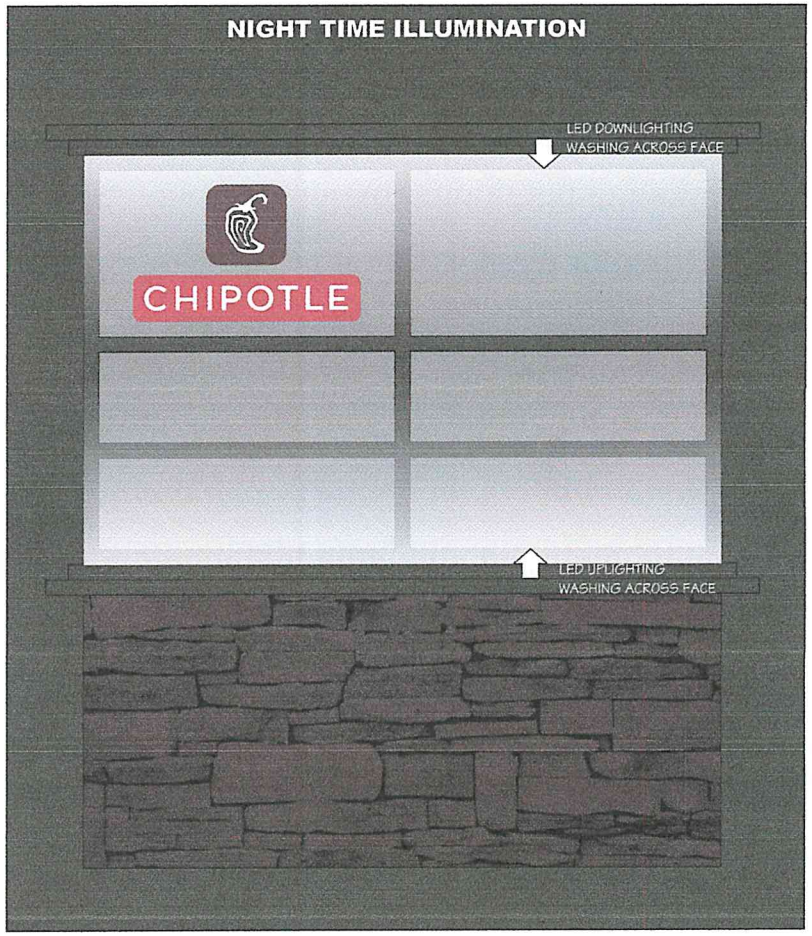
CLIENT / PROJECT LOCATION:	ADDRESS:	DRAWING NO:	PROJECT MANAGER:	REVISIONS/NOTES:
Prospect Enterprises, LLC	231 Hopmeadow St Simsbury, CT	78063-01	KYLE	2/7/25, 6/2/26
	FILE LOCATION: pf/prospectenterprises/simsbury,ct/drawings	DRAWING DATE: 1/29/24	DRAWN BY: KH	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

E164024

FOUNDATION DETAIL & EXTERNAL LIGHTING





NATIONAL SIGN CORPORATION
www.nationalsign.com

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780 Four Rod Rd.,
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MASSACHUSETTS
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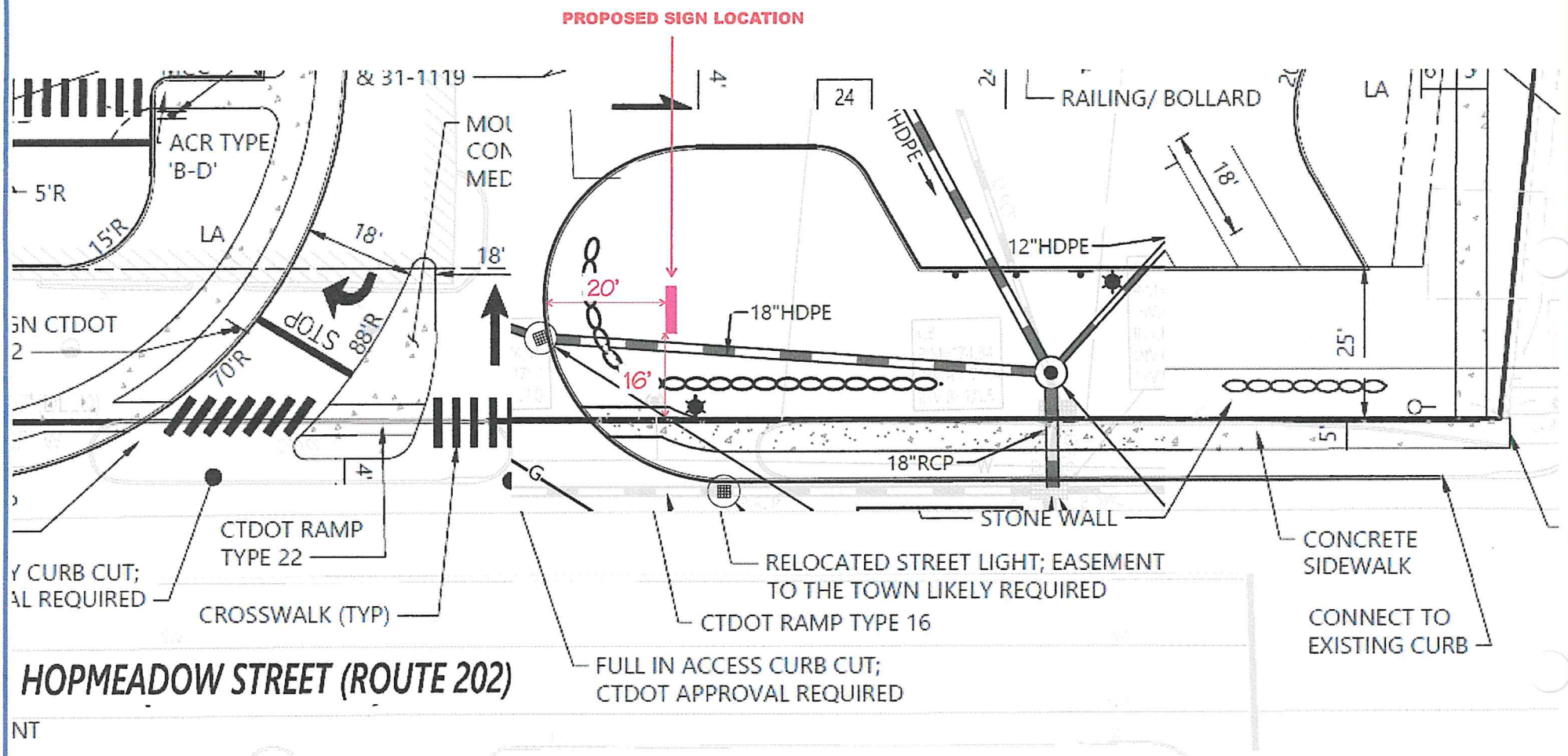
CLIENT / PROJECT LOCATION:	ADDRESS:	DRAWING NO:	PROJECT MANAGER:	REVISIONS/NOTES:
Prospect Enterprises, LLC	231 Hopmeadow St Simsbury, CT	78063-02	KYLE	00/00/00
	FILE LOCATION: pt/prospectenterprises/simsbury,ct/drawings	DRAWING DATE: 6/2/26	DRAWN BY: KH	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

E164024

SITE PLAN/SIGNAGE LOCATION



SCALE: 1/16" = 1'

NATIONAL SIGN CORPORATION
www.nationalsign.com
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Berlin, Ct 06037
Ph:(860) 829-9060
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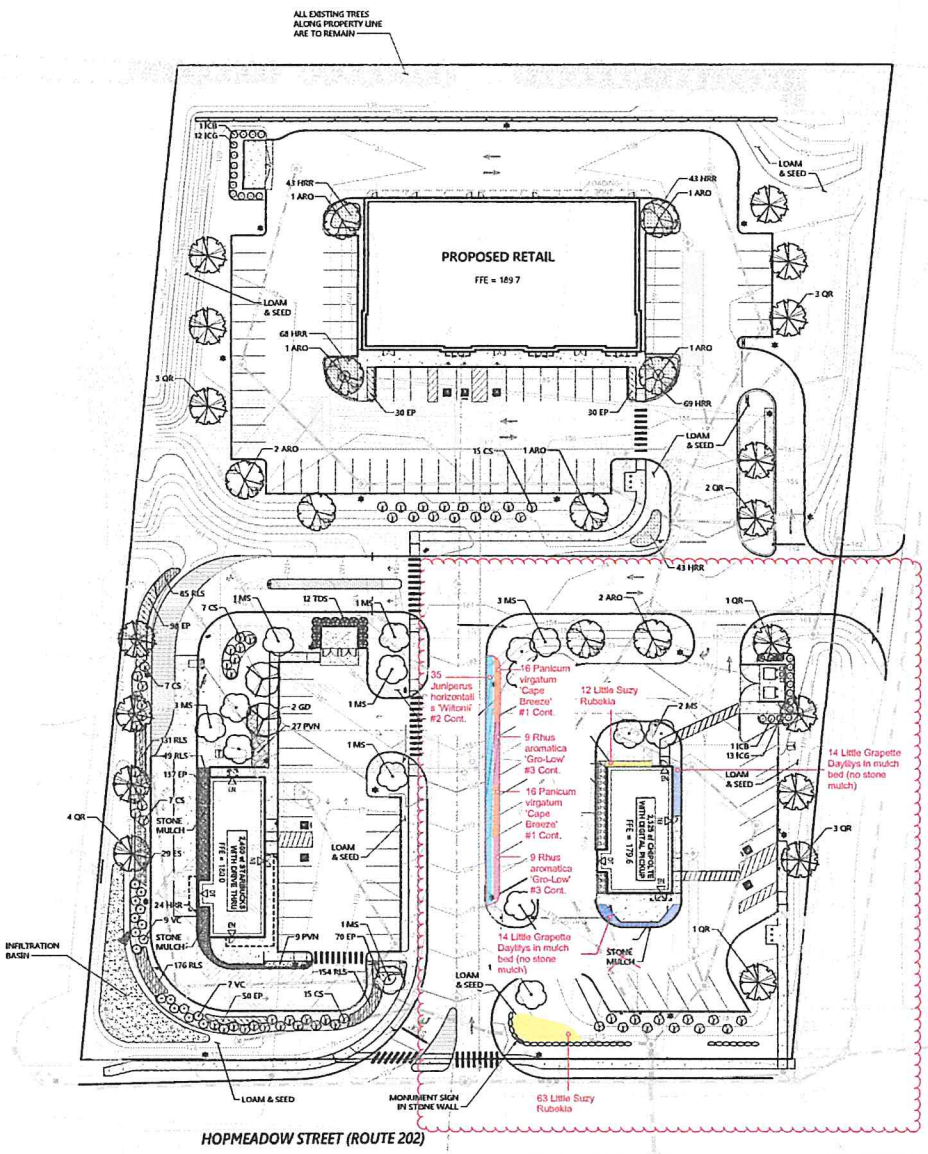
CLIENT / PROJECT LOCATION:	ADDRESS:	DRAWING NO:	PROJECT MANAGER:	REVISIONS/NOTES:
Prospect Enterprises, LLC	231 Hopmeadow St Simsbury, CT	78063-03	KYLE	00/00/00
	FILE LOCATION: pf/prospectenterprises/simsbury,ct/drawings	DRAWING DATE: 6/2/26	DRAWN BY: KH	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

UL E164024



Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
ARO	9	Acer rubrum 'October Glory'	October Glory Maple	2 1/2 - 3" CAL.
GD	2	Gymnocladus dioica 'Prarie Titan'	Prairie Titan® Kentucky Coffeetree	2 1/2 - 3" CAL.
QR	17	Quercus rubra	Red Oak	2 1/2 - 3" CAL.
EVERGREEN TREES				
TDS	12	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	5 - 6' HT.
FLOWERING TREES				
MS	15	Malus hybrid 'Spring Snow'	Spring Snow Crab Apple	2 - 3" CAL.
SHRUBS				
CS	63	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	24 - 30" HT.
ICE	2	Ilex x meserveae 'China Boy'	China Boy® Holly	18 - 24" HT.
ICG	25	Ilex x meserveae 'China Girl'	China Girl® Holly	18 - 24" HT.
VC	16	Vaccinium corymbosum	Highbush Blueberry	2 - 3' HT.
ORNAMENTAL GRASSES				
ES	60	Eragrostis spectabilis	Purple Lovegrass	2 GAL.
PVN	36	Panicum virgatum 'Northwind'	Northwind Switch Grass	2 GAL.
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE** / **SPACING**
PERENNIALS				
EP	415	Echinacea purpurea	Coneflower	2 GAL. 18" o.c.
HRR	290	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	1 GAL. 24" o.c.
RLS	670	Rudbeckia fx 'Little Suzy'	Little Suzy Coneflower	1 GAL. 12" o.c.

Seed Mixtures:

1. AREAS INDICATED AS "INFILTRATION BASIN" ARE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION PONDS AND MOIST AREAS, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com,OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

CSK-07
Updated Planting Plan
June 15, 2026

vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

0 15 30 60 Feet

Proposed Commercial Development

1263 Hopmeadow Street
Simsbury, Connecticut

No.	Revision	Date	Approved
1	TOWN STAFF/TENANT COMMENTS	6/13/2023	
2	TOWN STAFF/TENANT COMMENTS	9/13/2023	
3	STAFF/P.C. 75% PLANS	10/02/2023	
4	DOT PERMITTING	11/27/2023	

Designed by | Drawn by | Checked by

Issued for: DOT Permitting — Date: May 26, 2023

Not Issued for Construction

Drawing title: Planting Plan

Drawing number: L-1

Project number: 42810.00

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT MEMORANDUM

To: Simsbury Design Review Board
From: Joseph Hollis, Code Compliance Officer
Date: July 6, 2026

Subject: **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.

Background

The applicant is requesting new signage for the Old Well Tavern to help promote the event schedule for the restaurant and update the existing business sign. The double-sided post and panel sign will feature painted acrylic letters and a lower PVC panel for interchangeable text.



Figure 1 Sign Location



Figure 2 Proposed Sign Design

Analysis:

Sign location, number, and illumination remain the same as the existing sign with an increase to sign size that is below the limit set by the regulations. The proposed sign complies with all zoning regulations.

In the Signage Section pages 28 - 34, the following guidelines are provided:

- Integrate the sign into the site plan, and ensure that it complements its surroundings.
- Avoid visual competition with other signs in the area.
- Minimize the number of building and directional signs to avoid repetition.
- Avoid markings on the pavement.
- Do not use advertising and business slogans. Signs may include information describing products sold or services provided.
- Design information to fit properly into the sign location attractively and without visual clutter.
- Avoid use of extremely small letters when the primary vantage is from the street rather than an adjacent sidewalk.
- Use symbols, logos, and illustrations as well as street number for identification.
- Use permanent, durable materials (e.g. stone, brick, or wood) on the bases of freestanding signs. Avoid texture-coated sheet metal or plastic.
- Use durable, weather-resistant and vandal-proof materials for the sign.
- Avoid extremely bright background colors (e.g. bright red, orange, or yellow).
- Coordinate sign background, trim, message color, and detail with the architecture it serves.
- Avoid a white or off-white color in a large field of illuminated background.
- Avoid visible raceways and transformers for individual letters.
- Avoid exposed guy wires or supports to stabilize signs.
- Trim edges of flat sheet signs (i.e. plywood) or frame to improve the finished appearance.
- Avoid use of plastic foam letters if possible, or properly cap each letter with plexiglass and secure with studs and glue.
- Use a flat or semi-gloss finish on the surface and avoid a glossy, plastic finish.

The Planning Department finds that the proposal conforms with the intent and guidance outlined in the Simsbury Guidelines for Community Design. A draft motion for approval is provided on the following page.

Design Review Board Draft Motion

Monday, July 6, 2026
Simsbury Design Review Board

MOVED, 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.

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

RECEIVED
JUN 25 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

ZONING COMPLIANCE REVIEW- $25.00 #____-_____

Applicant Name: Old Well Tavern		**Property Owner:** Steve Antonio		
Property Address: 20 Tarifville Road, Simsbury				
Contact Info (phone, email): [redacted]				
Permit Mailing Address: 20 Tariffville Road Simsbury				
Proposed Structure: Free Standing	**Sq. Ft.** 7,000	**Length:** 150	**Width:** 60	**Height:** 20
Proposed Use: Restaurant		**Existing Use:** Restaurant		
Zoning District:	**Variance: Yes/No** No	**Parcel Size:**		
Flood Zone: No	**Wetlands: Yes/No** No	**If yes, approval date:**		
1st Floor Area: 6700 sq. ft.	**2nd Floor Area:** 300 sq. ft.	**Historic District: Yes/No** No		
Special Exception: Yes/No: Describe: No				
Comm/Industrial/Business Structures: Coverage: Existing % _____ **Proposed %**_____				

Please provide:

1. **A copy of a map or site plan, drawn to scale, to include the following:**
   - **Location and exact dimensions of all boundaries of the lot;**
   - **Location of wetlands and watercourses on or near property;**
   - **Location and exact dimensions of all existing and proposed structures, septic system and water supply;**
   - **Exact distance of proposed structures from property lines;**
   - **A floor plan if the application is for a commercial change of use.**
2. **Staff may require additional information based on the type of permit required.**

REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY

□ E&S compliance □ Foundation As Built □ Final As- Built □Certificate of Occupancy □ Site Plan Compliance □ Limits of Clearing □ Final Zoning Compliance

APPROVED: _____ **Date:** _____ **DENIED:** _____ **Date:** _____

FOR OFFICE USE ONLY

CERTIFICATE OF OCCUPANCY SIGN OFF

A request has been made for Certificate of Occupancy for a, _____ **(structure), at,**

_____ **(address), Building Permit #**_____.

Departments	Signature/Sign off	Date
Health Dept/FVHD		
Sewer- Public		
Fire Marshal		
Zoning/ZBA		
Wetlands		
HDC		
Engineering		
Comments		

THE OLD WELL TAVERN
ESTD. 1935

20 Tariffville Rd Simsbury, CT

EXTERIOR SIGNAGE

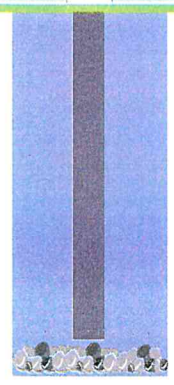
5-20-26

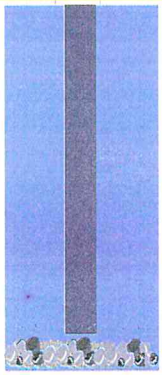
HARTFORD SIGN&DESIGN
DESIGN • BUILD • INSTALL
hartfordsigndesign.com



Double-sided post & panel sign
Logo/name .38" painted acrylic letters mounted 1" deep disk applied to 2" fab. cabinet
Changeable (4") letters & tracks applied to lower 1" pvc panel
5x5"posts with pyramid caps
To be up-lighted

SIGN =29.33sf
32sf =max. allowed





direct burial
footing:
18"wide x 42 " deep
using 3000 psi
concrete

HARTFORD SIGN&DESIGN
DESIGN • BUILD • INSTALL
328 Governor Street, East Hartford, CT 06108 • 860.293.1824

CLIENT:	Old Mill Tavern	DESIGNER: gw	APPROVAL:
PROJECT NAME:	post & panel sign	SALES: DS	X
LOCATION:	20 Tariffville Rd Simsbury		
DATE:	5-20-26		DATE:

CONTACT INFORMATION:
Steve
860-463-8749
[redacted]

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