Design Review Board

Regular Meeting
July 20, 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 Members: Joleen Benedict and Andrew Tarpill; Alternate Board Members: William Clegg; Assistant Town Planner, Brittany MacGilpin; and Code Compliance Officer, Joseph Hollis.

Absent: Board Members: Anca Dragulski; and Alternate Board Members: Kristin DuBois and Thomas Mach.

Seating of Alternates: Commissioner Clegg was appointed as a regular member for tonight's meeting.

II. APPROVAL OF MINUTES

July 6, 2026, Regular Meeting

MOTION: Commissioner Clegg made a motion, seconded by Chair Lang, to approve the Minutes of the July 6, 2026, Regular Meeting as submitted. The motion carried unanimously (5-0-0).

III. NEW BUSINESS

ZC 26-19, An application of Dorset Crossing LLC, Owner, Dwight Merriam, Esq. Applicant, for a site plan approval to develop a 7,275 sq. ft. car wash facility at 10 Dorset Crossing (Assessor's Map Block Lot I04 403 13C-F), Planned Area Development (PAD) Zone.

Commissioner Tarpill recused himself.

Attorney Dwight Merriam, FAICP, Esq.; Civil Engineer, Brandon Handfield, PE of Yantic River Consultants; Architect, Rocco Petitto, AIA, QA +M Architecture; and 93 Landscape Architect, Biff Schechinger, ASLA presented the proposed car wash facility. The Board asked

follow-up questions and recommended that the freestanding canopies match the colonial architecture of the main building.

MOTION: Vice Chair Rice made a motion, seconded by Commissioner Clegg, that the Design Review Board submits a positive referral to the Zoning Commission for **ZC 26-19**, An application of Dorset Crossing LLC, Owner, Dwight Merriam, Esq. Applicant, for a site plan approval to develop a 7,275 sq. ft. car wash facility at 10 Dorset Crossing (Assessor's Map Block Lot I04 403 13C-F), Planned Area Development (PAD) Zone. The referral is subject to the following conditions:

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

    a. Dorset Crossing PAD Master Development Plan dated April 30, 2026, REVISED June 26, 2026.

    b. Architectural plans prepared by QA&M Architecture dated June 29, 2026.

    c. Landscaping plans prepared by Robert Schechinger sheet L1 revised June 27, 2026, sheet L2 revised June 29, 2026, and the associated Site Plant schedule.

2. Staff may approve minor changes to the approved plans.

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

ZC 26-20, An application of Craig Foreman, Owner; Darin Senna, Agent; for the installation of a 32 sq. ft. monument sign at 50 Hopmeadow Street (Assessor's Map Block Lot E18 117 001-2) Zone PAD.

Gerian Williams of Hartford Sign and Design presented the proposed monument sign. The Board asked follow-up questions and provided the following recommendations:

1. Replace foam faux stone base and blue stone cap with real brown stone or brown stone veneer.

2. Replace the red detailing with black detailing.

MOTION: Commissioner Benedict made a motion, seconded by Commissioner Tarpill, that the Design Review Board submits a positive referral for **ZC 26-20**, An application of Craig Foreman, Owner; Darin Senna, Agent; for the installation of a 32 sq. ft. monument sign at 50 Hopmeadow Street (Assessor's Map Block Lot E18 117 001-2) Zone PAD. 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 7/13/26 prepared by Hartford Sign & Design with the recommendations previously described.

2. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Planning Department.

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

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

Zoning Compliance Review of Avon Marketplace Investors, LLC, Owner; Arnco Sign Company, Agent; for the installation of a ± 49 sq. ft. wall sign for Bareburger at 530R Bushy Hill Road (Assessor's Map Block Lot B20 508 002A) Zone B-3.

The owner of Arnco Sign Company presented the proposed wall sign. The Board asked follow-up questions.

MOTION: Commissioner Clegg made a motion, seconded by Commissioner Benedict that the Design Review Board submits a positive referral for the **Zoning Compliance Review** of Avon Marketplace Investors, LLC, Owner; Arnco Sign Company, Agent; for the installation of a ± 49 sq. ft. wall sign for Bareburger at 530R Bushy Hill Road (Assessor's Map Block Lot B20 508 002A) Zone B-3. 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 7/9/26 prepared by Arnco Sign Company, Inc.

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

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

IV. OTHER BUSINESS

Preliminary, informal presentation for the potential redevelopment of a portion of 981-987 Hopmeadow St., Zone SC; Phil Doyle, LADA, P.C., representing the owner.

Mr. Doyle presented the proposed redevelopment. The board was in favor of the design and recommended the porch roof be extended to the entry way of the unit.

V. ADJOURNMENT

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

Chair Lang adjourned the meeting at 6:45 P.M.

Respectfully submitted,

Amanda Blaze
Commission Clerk