Design Review Board

Regular Meeting
September 9, 2026 – 5:30 P.M.
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

MINUTES

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

Present: Vice Chair, Polly Rice; Board Members: Joleen Benedict, Anca Dragulski and Andrew Tarpill; Alternate Board Members: William Clegg; Code Compliance Officer, Joseph Hollis.

Absent: Elaine Lang, 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 20, 2026, Regular Meeting

MOTION: Commissioner Clegg made a motion, seconded by Commissioner Tarpill, to approve the Minutes of July 20, 2026, as submitted. The motion carried unanimously (5-0-0).

III. NEW BUSINESS

Zoning Compliance Review of Robert Kevorkian a.k.a Higleyville, LLC, Owner; Andrea Saunders, Applicant; for sign permit to install one ± 12 s.f. wall sign and one freestanding sign insert for the tenant fit out of Looked at 1406 Hopmeadow Street (Map Block Lot I04 439 004A-1), Simsbury, Zone B-2.

Andrea Saunders presented the application. The Board asked several questions.

MOTION: Vice Chair Rice made a motion, seconded by Commissioner Benedict, that the Design Review Board submit a positive referral for the **Zoning Compliance Review** of Robert Kevorkian a.k.a Higleyville, LLC, Owner; Andrea Saunders, Applicant; for sign permit to install one ± 12 s.f. wall sign and one freestanding sign insert for the tenant fit out of Looked

at 1406 Hopmeadow Street (Map Block Lot I04 439 004A-1), Simsbury, Zone B-2. The referral is subject to the following conditions:

1. The font for the freestanding sign insert shall match the other tenant panels on the existing sign.
2. The size of the star on the freestanding sign insert shall be increased and the "p" in piercing shall be capitalized.
3. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department 8/12/26.
4. Staff may approve minor changes to the approved plans prior to implementation in the field.

The motion carried (5-0-0).

Zoning Compliance Review of Simsbury Commons, LLC, Owner; Pamela Brealey, Applicant; for sign permit to install one ± 98.75 s.f. wall sign and associated freestanding sign inserts for the tenant fit out of Planet Fitness at 530 Bushy Hill Road (Map Block Lot B20 508 001-B), Simsbury, Zone B-3.

Pamela Brealey presented the proposed signage. The Board asked follow-up questions related to the unified sign plan for the plaza.

MOTION: Commissioner Benedict made a motion, seconded by Commissioner Tarpill, that the Design Review Board submit a positive referral for the **Zoning Compliance Review** of Simsbury Commons, LLC, Owner; Pamela Brealey, Applicant; for sign permit to install one ± 98.75 s.f. wall sign and associated freestanding sign inserts for the tenant fit out of Planet Fitness at 530 Bushy Hill Road (Map Block Lot B20 508 001-B), Simsbury, Zone B-3.
The referral is subject to the following conditions:

1. The backer panel for the wall sign shall be painted to match the building façade as shown in the unified sign plan.
2. The project shall be developed in substantial conformance with the sign plan stamped received by the Simsbury Planning Department on August 31, 2026.
3. Staff can approve minor modifications to the approved plans prior to implementation in the field.

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

IV. ADJOURNMENT

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

The meeting adjourned at 5:54 P.M.

Respectfully submitted,

Joseph Hollis, CZEO
Acting Clerk