Design Review Board
Regular Meeting
September 23, 2026 – 5:30 P.M.
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

MINUTES

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

Present: Board Members: Joleen Benedict, Anca Dragulski and Andrew Tarpill; Alternate Board Member: Thomas Mach; Code Compliance Officer, Joseph Hollis and Assistant Town Planner, Brittany MacGilpin.

Absent: Elaine Lang, Polly Rice, Kristin DuBois, and William Clegg.

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

II. APPROVAL OF MINUTES

July 20, 2026, Regular Meeting

MOTION: Commissioner Benedict made a motion, seconded by Commissioner Mach, to approve the Minutes of July 20, 2026, as submitted. The motion carried unanimously (4-0-0).

III. NEW BUSINESS

ZC #26-22, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install a park entrance sign for Orkil Field at 75 Old Farms Road (Assessor's Map Block Lot C08 418 005B), Zone R-40.

Tom Tyburski presented the application. Discussion ensued.

MOTION: Commissioner Mach made a motion, seconded by Commissioner Benedict, to submit a positive referral for ZC #26-22, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install a park entrance sign for Orkil Field at 75 Old Farms Road (Assessor's Map Block Lot C08 418 005B), Zone R-40.

The referral is subject to the following conditions:

1. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Planning Department.
2. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department on 8/10/26.
3. The Board authorizes Staff to approve minor changes to the application. the Minutes of July 20, 2026, as submitted. The motion carried unanimously (4-0-0).

ZC #26-23, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install an internally illuminated (LED Display) message sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40.

Tom Tyburski presented the application. Discussion ensued.

MOTION: Commissioner Benedict made a motion, seconded by Commissioner Mach, to submit a positive referral for ZC #26-23, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install an internally illuminated (LED Display) message sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40.

The referral is subject to the following conditions:

1. Rotate the stone pattern on the base 90°, such that the stones appear horizontal.
2. Revise the support structure of the sides of the sign to incorporate a recessed wood paneled design as shown as an example in the plans stamped received on 9/23/2026. The revised pillars shall be finished to match the colors of the stone base.
3. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Planning Department.
4. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department on 8/10/26.
5. The Board authorizes Staff to approve minor changes to the application**.** The motion carried unanimously (4-0-0).

IV. OLD 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.

MOTION: Commissioner Mach 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 (4-0-0).

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.

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 must match the building façade, similar to what was shown for Froyo and Chillis on the unified sign plan dated July 10, 2025.
2. The project shall be developed in substantial conformance with the plans stamped received on August 31, 2026.
3. The Board authorizes Staff to approve minor changes to the application.

The motion carried unanimously (4-0-0).

V. ADJOURNMENT

MOTION: Commissioner Benedict made a motion, seconded by Commissioner Mach, to adjourn the meeting (4-0-0).

The meeting adjourned at 5:56 P.M.

Respectfully submitted,

Joseph Hollis, CZEO
Acting Clerk