1. Design Review Board 10/05/2026 Agenda

   Documents:

   DRB AGENDA 10-05-26.PDF

2. 09/23/2026 Design Review Board Minutes

   Documents:

   DRB 9-23-26 MINUTES.PDF

3. ZC 26-27 1 Old Canal Way Sign Application

   Documents:

   ZC 26-27 1 OLD CANAL WAY APPLICATION AND SIGN PLAN REDACTED.PDF
   ZC 26-27 1 OLD CANAL WAY SIGN JOINT STAFF REPORT.PDF

Design Review Board
Regular Meeting
Monday, October 5, 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

September 23, 2026

III. NEW BUSINESS

ZC 26-27, An application of 1 Old Canal Way, LLC, Owner, Valle Signs & Awnings, Inc., Agent, for a sign permit pursuant to Section 9.3 of the Simsbury Zoning Regulations to install a new ± 13 sq. ft. freestanding sign for The Residences at Talcott at 1 Old Canal Way (Assessor's Map Block Lot E17 201 029) Zone RD.

IV. ADJOURNMENT

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

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

RECEIVED
SEP 15 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

ZONING COMPLIANCE REVIEW- $25.00 #____-____

Applicant Name: Valle Signs & Awnings Inc.			**Property Owner:** 1 Old Canal Way LLC		
Property Address: 1 Old Canal Way, Weatogue, CT 06089					
Contact Info (phone, ema					
Permit Mailing Address: 1					
Proposed Structure: Temporary Sign	**Sq. Ft.** 127.99	**Length:**	**Width:** 7'10"	**Height:** 3'8"	
Proposed Use: Property Signage		**Existing Use:** Empty Land			
Zoning District:	**Variance: Yes/No** No	**Parcel Size:**			
Flood Zone:	**Wetlands: Yes/No** No	**If yes, approval date:**			
1st Floor Area: _____sq. ft.	**2nd Floor Area:** _____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		

09-15-2026 4624 CHECK 25.00

Site plan



I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date / /

PLEASE CHECK PROOF FOR CORRECT COLORS, SPELLING, SIZE, CORRECT LOGO AND PLACEMENT FOR ART.
BY REPLYING "APPROVED", YOU AGREE THAT THE ART IS READY TO PRODUCE AS SHOWN.
VALLESIGNS WILL NOT ASSUME RESPONSIBILITY FOR ANY INACCURACIES THAT ARE NOT CAUGHT ON THIS APPROVAL.

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VALLEY SIGNS | AWNINGS | IMAGE
55 Decker St.Copiague NY
516.408.3440
888.254.7322
www.vallesigns.com

DATE
9-8-2026

REVISION
—

PROJECT NAME
EAGLE ROCK APARTMENTS

ADDRESS
1 Old Canal Way,
Weatogue, CT 0608

SIGN TYPE
Signage

PM
Leuris

DESIGNER
Hanly

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COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

080 aluminum with full color print graphics



before | preview for illustration only | after

I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date ___/___/___

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Leuris

DESIGNER
Hanly

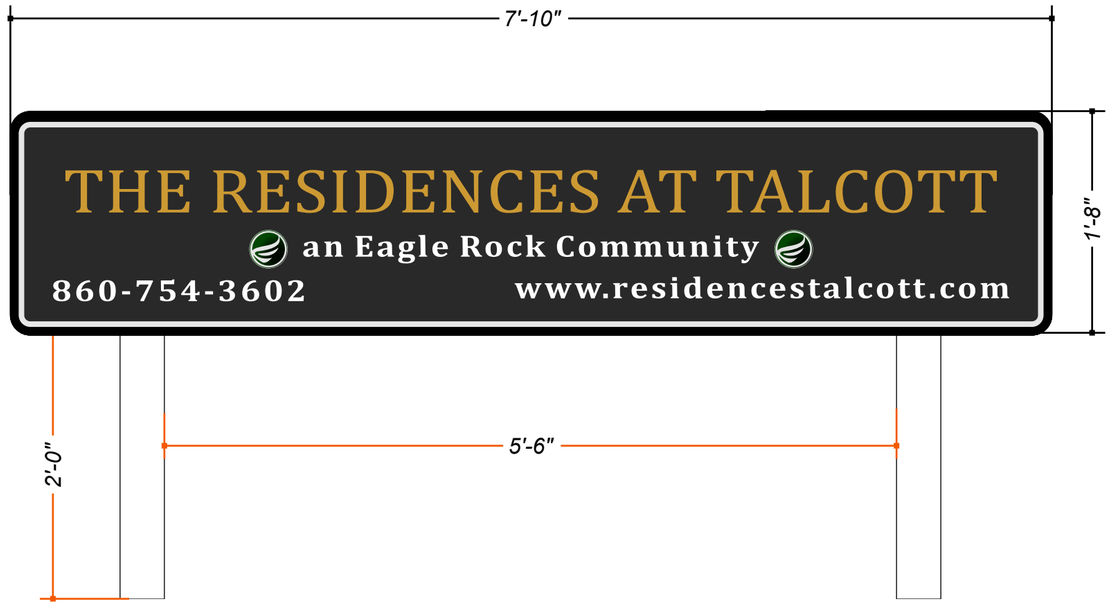
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080 aluminum with full color print graphics



SPECIFICATIONS

- *QTY (1)*
- *.080 aluminum with full color print graphics*
- *Installed by screws*

I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date / /

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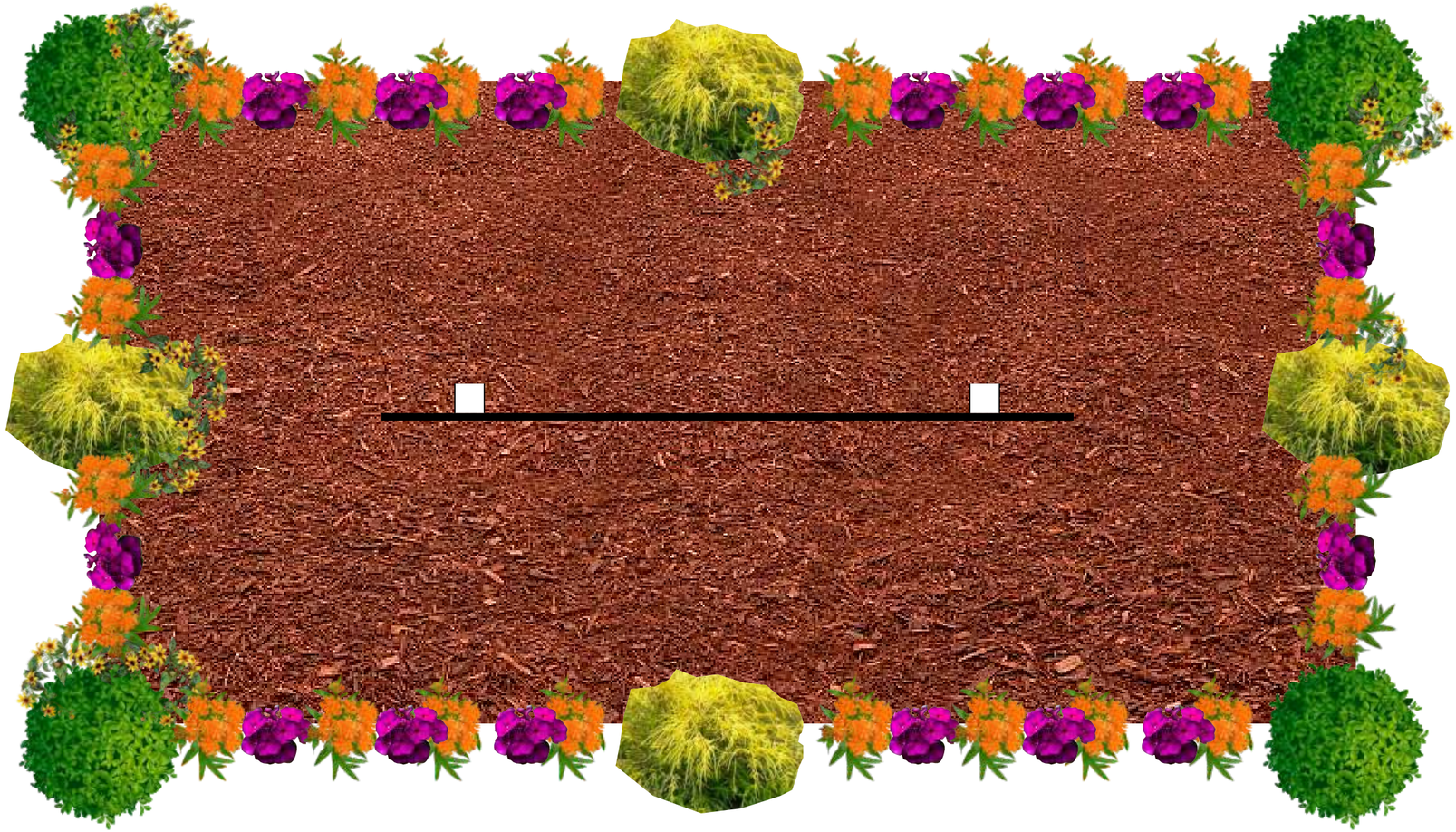
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080 aluminum with full color print graphics

Landscape Area: *127.99 Sq. Ft.*



Planting list:

4- American Boxwoods B&B
4- Gold Thread Cypress 2gal.
8- Daylily 1gal. Orange variety
8- Black Eyed Susans 1gal.
8- Garden Phlox 1gal.

I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date ___/___/___

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P- 4/4

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Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT MEMORANDUM

To: Simsbury Design Review Board 10/5 & Zoning Commission 10/19
From: Joseph Hollis, Code Compliance Officer
Date: October 5, 2026
Subject: **ZC 26-27**, An application of 1 Old Canal Way, LLC, Owner, Valle Signs & Awnings, Inc., Agent, for a sign permit pursuant to Section 9.3 of the Simsbury Zoning Regulations to install a new ± 13 sq. ft. freestanding sign for The Residences at Talcott at 1 Old Canal Way (Assessor's Map Block Lot E17 201 029) Zone RD.

Background

The applicant is requesting to install a ±13 sq. ft. freestanding sign at 1 Old Canal Way. The development has recently come under new ownership, and the installation of the proposed sign would help promote the complex. This application represents the only sign on the property. Staff is working with the applicant on a compliant landscaping plan. The zoning regulations limit freestanding signs of this type to 32 sq. ft. The proposal meets all design guidelines and zoning regulations.



Figure 1 Sign Location

Analysis:

The Residences at Talcott is a multifamily housing complex that offers one- or two-bedroom apartment or town house-style units on a 27.57-acre parcel in Weatogue. The sign will be centrally located on the property and will not be visible from Hopmeadow Street.

The regulations limit freestanding signs of this type in all zones to 32 sq. ft. and require a landscaped bed around the base of the 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 and Landscaping Design

The sign is a single-sided aluminum panel mounted on aluminum posts with full color print graphics finished in the company color scheme. The landscaping plan provides a mix of low-lying flowers and shrubs; however, Staff recommends replacing the Daylilies proposed with a native, non-invasive planting.

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.

10/5 Design Review Board Draft Motion

MOVED, the Design Review Board submits a **positive referral** for **ZC 26-27**, An application of 1 Old Canal Way, LLC, Owner, Valle Signs & Awnings, Inc., Agent, for a sign permit pursuant to Section 9.3 of the Simsbury Zoning Regulations to install a new ± 13 sq. ft. freestanding sign for The Residences at Talcott at 1 Old Canal Way (Assessor's Map Block Lot E17 201 029) Zone RD. 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 9/15/26.

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

10/19 Zoning Commission Draft Motion

MOVED, the Zoning Commission **approves ZC 26-27**, An application of 1 Old Canal Way, LLC, Owner, Valle Signs & Awnings, Inc., Agent, for a sign permit pursuant to Section 9.3 of the Simsbury Zoning Regulations to install a new ± 13 sq. ft. freestanding sign for The Residences at Talcott at 1 Old Canal Way (Assessor's Map Block Lot E17 201 029) Zone RD. The approval 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 9/15/26.

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