

Issued: September 17, 2021

**DESIGN REVIEW ADVISORY COMMITTEE  
REGULAR MEETING MINUTES  
THURSDAY, SEPTEMBER 16, 2021  
ROOM 217, TOWN HALL, WEST HARTFORD, CT**

**Call to Order/Roll Call:** 4:30 P.M.

**DRAC ATTENDANCE:** Jeffrey Gebrian, Chair; Sheldon Crosby, Vice Chair; Commissioners: Ray Giolitto, Brian Flemming; Alternates: C, James Lawler.

**Staff:** Brian Pudlik, Associate Planner

**REFERRAL FROM THE TOWN COUNCIL:**

1. **245 Prospect Avenue** - Application filed on behalf of Floor & Decor, a prospective tenant, of the property located at 245 Prospect Avenue, also known as Prospect Plaza, located within Special Development District (SDD) #11. The application contemplates facade and site design changes to accommodate a new tenant for the former Shop Rite building. (*Initial DRAC study session on July 15, 2021.*)

*Mr. Pudlik introduced the application and provided some of the comments heard at the Town Plan and Zoning Commission hearing in their review of the application. The applicant's design team presented the concept with an emphasis on the changes that have been made to the plans in response to the DRAC's comments at the July. A discussion was held regarding the need for a landscape plan with a particular emphasis on breaking up the long easterly facing wall and providing some additional landscaping islands in front of the store. Additional discussion focused on possible reduction in overall signage and brightness of proposed lighting. Lastly, Mr. Giolitto raised a concern about the use of EIFS at ground level and adjacent to high traffic areas and suggested that the design team evaluate other more durable materials for those locations. No vote was taken, rather the DRAC asked that the applicant come back for one final review prior to the Town Council Hearing so that the aforementioned design enhancements could be reviewed. The applicant agreed to come back for a special meeting on Wednesday, September 22, 2021.*

**APPROVAL OF MEETING MINUTES:**

2. July 15, 2021 – Motion Giolitto/Second Crosby; Approved
3. September 2, 2021 – Motion Lawler/Second Gebrian; Approved

**TOWN PLANNER'S REPORT:**

4. None.

**ADJOURNMENT – 5:05 p.m.**

C: Matthew Hart, Town Manager  
Essie Labrot, Town Clerk

Dallas Dodge, Corporation Counsel  
Todd Dumais, Town Planner

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