

Issued: October 12, 2021

**DESIGN REVIEW ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
WEDNESDAY, SEPTEMBER 22, 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: Hugh Schweitzer, Ray Giolitto; Alternates: C, James Lawler.

Staff: Todd Dumais, Town Planner & 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, first formal referral meeting on 9/16/21*).

Mr. Dumais introduced the application and provided some background from the DRAC meeting held on September 16, 2021 regarding some of the elements that the DRAC requested the applicant review more closely. Specifically, the applicant was asked to review the lighting plan, the landscape plan and the signage plan. The applicant presented updated plans, which addresses prior comments. The plans included a reduction in overall light levels across the site, a landscape plan calling out additional plantings along the easterly façade as well as new plantings within the parking lot, and finally, an updated signage plan showing an overall reduction of sign area. The DRAC appreciated the applicant's response, but suggested some additional trees be proposed in the parking area. The DRAC also recommended that consideration be given to coloring the pilasters on the easterly façade to break up the visual appearance of the long wall. The applicant agreed to review those requests and to respond with updated plans to be submitted to the DRAC to review in advance of this application being heard by the Town Council. Overall, the DRAC was pleased with the willingness of the applicant to work on improving the plans based on review comments. Commissioner Sheldon made a motion to recommend approval of this item to the Town Council; Second by Commissioner Schweitzer. VOTE: 4-0

APPROVAL OF MEETING MINUTES:

2. September 16, 2021 – Motion Gebrian/Second Crosby; Approved

TOWN PLANNER'S REPORT:

3. None.

ADJOURNMENT – 5:00 p.m.

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

Dallas Dodge, Corporation Counsel
Todd Dumais, Town Planner

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