



Issued: December 13, 2021

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

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

DRAC ATTENDANCE: Jeffrey Gebrian, Chair; Commissioners: Hugh Schweitzer, Sheldon Crosby; Ray Giolitto. Alternates: David Hines

Staff: Todd Dumais, Town Planner & Brian Pudlik, Associate Planner

Referral from the Town Council:

- 1. 12 Gove Street, 1005-1115 New Britain Ave & 5 Newington Road** – Application filed on behalf of JJJ New Britain Avenue Associates, LLC, owner of 12 Grove Street, 1105-1115 New Britain Avenue and 5 Newington Road. The stated purpose of the application is to request a change of the underlying zone for 12 Grove Street, currently zoned R-6 (One-Family Residence District) to RP (Residence Parking District) and then the designation of 12 Grove Street, 1105-1115 New Britain Avenue and 5 Newington Road to a new Special Development District (SDD) to allow for the expansion of a parking lot area to support the existing commercial properties on New Britain Avenue.

Mr. Dumais introduced the application. The applicant presented all of the proposed changes to the parking lot and described how this proposal differed from the prior application. The DRAC pleased with the modifications proposed and acknowledged that it represented a significant improvement of the existing parking lot conditions. Some concerns were raised regarding how project phasing would impact the applicant's ability to complete the proposed changes given the existing building at Grove and New Britain will not be razed immediately. Other concerns were raised regarding the proposal to keep the access driveway off of New Britain Avenue, the location of the trash enclosure relative to the restaurant and other businesses and screening of the dumpster enclosure from the residential parcels to the south.
- 2. 920-924 Farmington Avenue** – Application filed on behalf of Farmington Avenue Acquisitions, LLC, owner of 920 and 924 Farmington Avenue. The stated purpose of the application is to request a change of the underlying zone for .98 acres currently split zoned BC (Central Business District) and RM-3 (Multifamily Residence District) to (CBDH) Central Business High Intensive District with a new Special Development District (SDD) designation for a proposed new mixed-use development. (*Informal study sessions on 9-2-21 & 10-14-21*)

Mr. Dumais introduced the application. The applicant presented the changes that had been made to the plans since the last presentation to the DRAC. The DRAC once again expressed appreciation for the applicant's willingness to make suggested changes to the plans and building design. Some items of concern raised by the DRAC included the lack of proposed street trees along the Farmington Avenue frontage, lack of directional signage for vehicles entering the property, site lighting both inside the garage and in the parking lot and sound attenuation for the generator. The DRAC suggested that the applicant consider black

aluminum decorative fencing in place of the vinyl fencing currently proposed. Finally, the DRAC asked that applicant consider a modification to the rear of the building to eliminate the balconies at the northwest corner and instead enlarge the residential units.

REFERRAL FROM THE TOWN PLANNER:

1. **1003-1007 Farmington Avenue** – Study session preparatory to the submission of a new Special Development District application. The applicant is contemplating the redevelopment of the existing commercial building and the construction of a new residential building. *(Initial study session on 11-15-21)*

Mr. Dumais introduced the application. The applicant did a comprehensive presentation on the evolution of the project and explained the many challenges with the site that led them to the proposal being presented at that time. In addition, the applicant presented some of the changes to the site and building designs since the initial study session in November. The DRAC appreciated the proposed modifications, but remained extremely concerned regarding the position of the rear building to the southerly property line. The DRAC suggested the applicant explore the addition of street trees along the Farmington Avenue frontage and changing the treatment of the parking area adjacent to Farmington Avenue to a material other than bituminous.

APPROVAL OF MEETING MINUTES:

1. December 2, 2021 – No action taken

TOWN PLANNER'S REPORT:

2. None.

ADJOURNMENT – 7:15 p.m.

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

Dallas Dodge, Corporation Counsel
Todd Dumais, Town Planner

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