



Issued: December 13, 2021

**DESIGN REVIEW ADVISORY COMMITTEE
*** DRAFT SPECIAL MEETING MINUTES***
THURSDAY, FEBRUARY 10, 2022
ROOM 422, TOWN HALL, WEST HARTFORD, CT**

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

DRAC ATTENDANCE: Jeffrey Gebrian, Chair; Commissioners: Hugh Schweitzer, Sheldon Crosby, Kimberly Parsons-Whitaker, Ray Giolitto; Alternates: James Lawler, Brian Flemming & David Hines (items 2 & 3 only).

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

REFERRAL FROM THE TOWN PLANNER:

- 1. 950 Trout Brook Drive** – Initial study session preparatory to the submission of a potential new Special Development District application. The applicant is contemplating the redevelopment of the existing property for a proposed new multi-family residential use.

Mr. Dumais introduced the project. Representatives for the project made a brief presentation on the overall vision for the redevelopment of the property. They described the site constraints that they had to work with and showed various alternate layouts for the proposed new building that were considered prior to ultimately landing on the “S” shape, which was presented in greater detail. The DRAC appreciated the presentation on the design evolution and were in general agreement that the proposed layout was the best option. Although no architecture was presented, the DRAC noted that the team needed to pay particular attention to the treatment of the south and west facades given their prominence to the streetscape and to the northbound approach on Trout Brook Drive. Finally, the DRAC encouraged the applicant to study the placement of the front of the building relative to the street line and requested some visualization studies be presented from the north and south when they come back before the committee.
- 2. 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, 12-16-21, and 1-13-22)*

Mr. Dumais re-introduced the project. The project team noted that the reason for the presentation was simply to get the DRAC’s perspective on a completely new site plan concept from the ones previously presented. The team noted that the motivation to explore such a drastic change was in response to the DRAC’s feedback on the prior concept, in which it was expressed that the massing for the project should be concentrated at the front, rather than the rear of the property. The DRAC was largely supportive of the new direction and was extremely appreciative that the project team was willing to explore a new direction despite the work already invested in the prior design. There was consensus between both the project team and the DRAC that the success of this new concept would hinge on how the

architectural team treated the massing, particularly the portion of the building closest to Farmington Avenue. The DRAC made additional comments regarding potentially adding a green roof or solar panels to the main building or the single-story garage structure and encouraged the applicant to introduce as much green space as possible.

3. **1449 New Britain Avenue** –Study session preparatory to the submission of an amendment (potentially administrative) to Special Development District #6 also known as the Corbin’s Corner Shopping Plaza. The applicant is contemplating a redesign of the former Jared Jeweler Building to accommodate new tenants.

Mr. Dumais introduced the project and the fact that the property owner requested the proposed architectural modifications to the existing former Jared’s building be approved under the Town Planner’s SDD Administrative Amendment authority. The Town Planner further explained that the DRAC’s input on the proposal would weigh heavily on the determination as to whether an Administrative Amendment is the appropriate mechanism for this proposal. The DRAC was generally not supportive of the proposed architectural modifications to the existing building, and in particular noted that the north-facing façade of the building needed additional architectural treatments to break up the long flat wall. The DRAC was not supportive of the use of painted graphics on the wall. Additionally, the DRAC noted that adding more vertical elements to the west elevation would be helpful. Finally, the DRAC questioned how the “Sally’s” tenant space would be serviced, as it was not clear based on the information presented.

APPROVAL OF MEETING MINUTES:

4. None

TOWN PLANNER’S REPORT:

5. None.

ADJOURNMENT – 6:00 p.m.

C: Rick Ledwith, ActingTown Manager
Essie Labrot, Town Clerk

Dallas Dodge, Corporation Counsel
Todd Dumais, Town Planner

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