



Issued: December 13, 2021

**DESIGN REVIEW ADVISORY COMMITTEE
*** DRAFT SPECIAL MEETING MINUTES***
THURSDAY, FEBRUARY 24, 2022
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, Kimberly Parsons-Whitaker, Ray Giolitto; Alternates: James Lawler, Brian Flemming.

Staff: Todd Dumais, Town Planner; Brian Pudlik, Associate Planner; Kristen Gorski, Economic Development Coordinator; Duane Martin, Community Development Director; Rick Ledwith, Acting Town Manager

REFERRAL FROM THE TOWN PLANNER:

1. **53-65 LaSalle Road & 8 Arapahoe** – Initial study session preparatory to the submission of a rezoning and new Special Development District application. The applicant is contemplating the redevelopment and infill of parking areas, along with the demolition of the building at 8 Arapahoe for a proposed new multiple building, multi-family residential and mixed-use development.

Mr. Dumais introduced the project. Representatives for the project described some of the changes made to the plan since the prior study session with DRAC, including eliminating the ramp to the parking area by relocating the driveway further west, providing some enhancements to the pedestrian alleyway off of LaSalle and the initial design concept for the new building on the corner of LaSalle and Arapahoe. The DRAC questioned whether the proposed parking area behind the existing restaurants on LaSalle road could be reimaged as a seasonal gathering place or outdoor eating area for the restaurants. Regarding the proposed building on the corner, the DRAC noted that more work needs to be done to integrate the architecture better into the surrounding neighborhood; that as designed the building appears out of place and lacks character. The DRAC further noted that as a whole, substantially more work must be done on the site plan including pedestrian circulation vs. auto circulation, how the buildings will be serviced and how fire apparatus would gain access to certain areas of the site. Regarding the large building, the DRAC encouraged the applicant to explore opportunities to break up the massing by varying heights or greater plane articulation.

2. **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. (*Initial Study Session on 2-10-22*)
Mr. Dumais introduced the project. The project team presented the changes that were made to the architecture of the building in response to DRAC's comments on February 10th. Overall the DRAC was extremely pleased with the changes and commended the project team on their

efforts. The remaining comment from the DRAC was for the team to consider adding an additional sidewalk on the south side of the building for employees to use in servicing the restaurant rather than the proposed public sidewalk near the driveway.

APPROVAL OF MEETING MINUTES:

3. None

TOWN PLANNER'S REPORT:

4. None.

ADJOURNMENT – 6:25 p.m.

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

Dallas Dodge, Corporation Counsel
Todd Dumais, Town Planner

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