

Issued: December 13, 2021

**DESIGN REVIEW ADVISORY COMMITTEE  
\*\*\* DRAFT SPECIAL MEETING MINUTES\*\*\*  
THURSDAY, MARCH 17, 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

**Staff:** Todd Dumais, Town Planner; Brian Pudlik, Associate Planner

**REFERRAL FROM THE TOWN PLANNER:**

1. **950 Trout Brook Drive** – 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. (*Initial Study Session on 2-10-22*)  
***Mr. Dumais introduced the application. The applicant did a brief recap on the changes made to the project in response to both staff comments and comments made by the DRAC when the project was first presented on February 10, 2022. Specifically, the applicant indicated that they had moved the building back to 43' from the road, added landscaping islands throughout the parking area and further developed the programming of the outdoor space at the front of the building. The DRAC appreciated all of the changes made to date, particularly the landscaping enhancements, the change in the position of the building and the overall look and feel of the west-facing elevation. The DRAC suggested that the applicant work to bring that aesthetic around the building. Additionally, the DRAC encouraged the applicant to articulate the top of the building so that it reads as less commercial and more residential.***

**REFERRAL FROM THE TOWN COUNCIL:**

2. **245 Prospect Avenue** – [Application](#) (SDD #11-R1-22) filed on behalf of Prospect Plaza Improvements, LLC, owner of 245 Prospect Avenue, Special Development District #11, more commonly known as Prospect Plaza. The stated purpose of the application is a request for modification to the existing conditions of approval of the SDD in order to remove restrictions on current uses and permit all uses allowed in the underlying zoning district for parcel. (Received by Town Council on February 8, 2022. Set for public hearing on March 22, 2022. Referred to TPZ and DRAC.)  
***Mr. Dumais introduced the application and explained that this application was not for any architectural or design changes to the plaza, but rather a request to modify the conditions of approval for the Special Development District. After a brief discussion, the DRAC voted to recommend approval of the application: Motion: Giolitto; Second: Gebrian – Vote: 5-0***

**APPROVAL OF MEETING MINUTES:**

3. [January 19, 2022](#) Special Meeting - *Motion: Schweitzer; Second: Crosby – Vote: 3-0*
4. [February 10, 2022](#) Special Meeting - *Motion: Giolitto; Second: Schweitzer – Vote: 5-0*
5. [February 24, 2022](#) Special Meeting - *Motion: Schweitzer; Second: Parsons-Whitaker – Vote: 5-0*

**TOWN PLANNER'S REPORT:**

6. None.

**ADJOURNMENT – 5:40 p.m.**

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

Dallas Dodge, Corporation Counsel  
Todd Dumais, Town Planner

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