



Issued: May 2, 2022

**DESIGN REVIEW ADVISORY COMMITTEE**  
**\*\*\* DRAFT SPECIAL MEETING MINUTES\*\*\***  
**THURSDAY, APRIL 21, 2022**  
**ROOM 217, TOWN HALL, WEST HARTFORD, CT**

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

**DRAC ATTENDANCE:** Commissioners: Hugh Schweitzer, Kimberly Parsons-Whitaker, Ray Giolitto;  
Alternates: Jim Lawler and David Hines (by phone)

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

**REFERRAL FROM THE TOWN COUNCIL:**

1. **1500-1502 New Britain Avenue** – Application on behalf of Arhaus, Inc, lessee of a portion of 1500/1502 New Britain Avenue, more commonly known as Westfarms Mall. The application seeks to amend Special Development District (SDD) #12 to accommodate exterior architectural, signage and site improvements for a new Arhaus furniture store. (Received by Town Council on April 12, 2022. Set for public hearing on May 24, 2022. Referred to TPZ and DRAC.)  
*Mr. Dumais introduced the application. The applicant made a brief presentation of the project and provided responses to the DRAC on each of the items discussed during the initial study session on March 24, 2022, which included origin of stone for the façade, signage, building lighting, the upper story glazing and the dumpster location. The DRAC appreciated the applicant's willingness to source the stone from the United States and indicated that the overall the responses to questions raised on March 24<sup>th</sup> were addressed satisfactorily. The DRAC indicated that the proposed changes for this tenant would represent a very positive change to the Mall and unanimously voted to recommend approval of the application.*

**REFERRAL FROM THE TOWN PLANNER:**

2. **433-445 South Main Street** - Study session preparatory to the submission of a Special Development District amendment application. The application contemplates additional office building expansion, a new restaurant building with drive-through, signage, parking and landscape improvements at the property commonly known as Corporate Center West.  
*Mr. Dumais introduced the proposal. The property owner and design team for the project provided a comprehensive overview of the property, the proposed Hartford Health Care and Starbucks buildings as well as the proposed site/parking lot modifications necessary to accommodate both new buildings. Regarding the Hartford Health Care building, the DRAC liked the overall aesthetic of the new two-story addition, but questioned whether it could be shifted further east and closer to the road. The DRAC indicated that more thought needed to be given to tying the new addition to the existing one-story building and that some of the building material choices made lacked cohesion, particularly on the east elevation. Regarding the Starbucks building, the DRAC questioned the height of the building and whether some of the mass on the upper section could be reduced. The DRAC noted that the*

*applicant should consider enlarging the outdoor seating patio and establish a better visual connection to South Main Street. Lastly, the DRAC indicated that the drive-thru drive aisle width might need to be widened to accommodate larger vehicles.*

**APPROVAL OF MEETING MINUTES:**

3. March 24, 2022 Special Meeting - *Motion: Giolitto; Second: Schweitzer – Vote: 3-0*

**TOWN PLANNER'S REPORT:**

4. None.

**ADJOURNMENT – 6:15 p.m.**

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

Dallas Dodge, Corporation Counsel  
Todd Dumais, Town Planner

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