



Issued: May 26, 2022

**DESIGN REVIEW ADVISORY COMMITTEE
*** DRAFT SPECIAL MEETING MINUTES***
THURSDAY, MAY 19, 2022
ROOM 422, TOWN HALL, WEST HARTFORD, CT**

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

DRAC ATTENDANCE: Chairman, Jeffrey Gebrian; Commissioners: Hugh Schweitzer, Ray Giolitto and Kimberly Parsons-Whitaker

Staff: Todd Dumais, Town Planner; Robert Gosselin, Planning & Zoning Technician

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, additional study session on 3-17-22*)

Mr. Dumais introduced the proposal. He mentioned the two previous study sessions that the applicant participated in, the first focusing on site development and concept selection, and the second on changes in response to DRAC comments and preliminary building architecture. Mr. Dumais also noted for the record that there were a number of concerned residents and property owners in the room from abutting properties, most notably the Hampshire House Condos. As such, he provided a general overview the DRAC's role in the development review process, stating this was an informal study session and not a public hearing, as such, there is not an opportunity for the public to participate in direct dialogue with either the Committee or the Applicant. However, that opportunity, will present itself when and if the Applicant submits a formal application and would be subject to a public hearing with Town Council.

Mr. Dumais next asked the Applicant's to begin their presentation. Chris Lessard, Architect presented an overview of the project, specifically noting the changes that DRAC had not previously seen. He noted that they are looking at potential rooftop amenity space and outlined its location on the plan. Mr. Lessard then discussed the materials and showed a materials sample board for the façade. Mr. Giolitto asked if there we any additional development / updates on the site plan. Project Civil Engineer Jim Cassidy answered no, not at this time. Mr. Giolitto e next asked and stated he hoped to see a stronger termination of the building at the sky, a hat as he described it in the last meeting.

Mr. Schweitzer thanked the design team for bringing a highly articulated façade with good shadow plan. He also echoed Mr. Giolitto's comments regarding a stronger building parapet termination line. Mr. Lessard said they would explore these issue.

Mr. Dumais read into the record emails received from abutting property owners and their concerns regarding the building's massing, height, location on the property, the potential negative impacts associated with roof top amenity space and the proposed landscape /

screening. Mr. Dumais concluded by asking for a few sections of the building that could be used to more accurately depict the proposed developments height, location and site line impacts on adjacent properties.

The Applicant's team thanked the Committee and noted they would like to come back in late June or early July to continue the conversation.

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, 1-13-22, and 2-10-22)
Mr. Dumais introduced the proposal. He mentioned the four previous study sessions that the applicant participated in and that this new revised plan and concept was in direct response to the Committee's' comments and concerns.

Mr. Fleischman and Mr. Stone, Applicants, provided the Committee with an overview of the project changes and walked through the development concept. They highlighted the fact the development now included a focus along Farmington Avenue, with a mixed-use 5 story building. The ground floor to preserve the existing retails with residential lobby access off of Farmington. A new public space was being contemplated along the front he the building. Mr. Fleischman described the building's materials and architecture. Mr. Stone provided an overview of existing site constraints and the revised parking plan.

DRAC asked a few questions about façade materials details, building articulation and the public space. All members indicated that this was a fabulous change in direction for the project and that this would create a new gateway into the Center. They commented positively on the building's architecture, selection of materials, site placement and include ion of a new public space amenity. The Applicant thanked the Committee and stated they would work on further plan refinements and looked forward to seeing the Committee again in the future.

APPROVAL OF MEETING MINUTES:

3. May 12, 2022 Special Meeting – Minutes were approved. 3-0 (Motion Giolitto, Second Schweitzer)

TOWN PLANNER'S REPORT:

4. None.

ADJOURNMENT – 6:30 p.m.

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

Dallas Dodge, Corporation Counsel
Todd Dumais, Town Planner

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