

Issued: May 26, 2022

**DESIGN REVIEW ADVISORY COMMITTEE  
\*\*\* APPROVED REGULAR MEETING MINUTES\*\*\*  
THURSDAY, JUNE 16, 2022  
ROOM 217, TOWN HALL, WEST HARTFORD, CT**

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

**DRAC ATTENDANCE:** Chairman, Jeffrey Gebrian; Commissioners: Sheldon Crosby, Hugh Schweitzer, Ray Giolitto and Kimberly Parsons-Whitaker, Brian Flemming. Alternates: Jim Lawler

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

**REFERRAL FROM THE TOWN PLANNER:**

1. **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.

*(Initial Study Session on 4-21-22)*

***Mr. Dumais introduced the proposal. He mentioned the previous study session that the applicant participated in, during which the DRAC raised several concerns regarding the scale of the Starbucks as well as a lack of building presence along South Main Street. Regarding the Hartford Health Care Building, concerns were raised regarding several signage elements as well as a general lack of a defined design aesthetic that links the old section of the building with the new. In the prior meeting, DRAC alternate, Mr. Hines, noted that trees were shown over a sanitary sewer line and had some concerns regarding the placement of handicap accessible parking spaces.***

***Mr. Mancini, Civil Engineer for the applicant, provide a brief refresher on the site layout and noted that the issues raised by Mr. Hines have been addressed in the current plan set.***

***The representative for Starbucks, walked the DRAC through the changes made to the building since the prior meeting, including a reduction of the overall building height, use of a more traditional rooftop equipment screening material and a substantially expanded outdoor patron area adjacent to South Main Street. DRAC member Mr. Crosby suggested that the rooftop screening was too prominent a feature. A suggestion was made to lighten the material color to contrast less with the rest of the building.***

***The representative for Hartford Health Care noted that the colored film has been removed from the west elevation glazing, that the LED screen has been removed from the curved section of the building at the southeast corner as well as extending more glazing and metal paneling over the existing brick façade on the older section of the building. Generally, the DRAC was pleased with the changes as shown, but Mr. Crosby noted a remaining concern regarding the connection of the old section of the building to the new two-story section –***

*particularly at the rear (east elevation) curved entry. He suggested the design team spend more time on this particular area.*

*DRAC Chair, Mr. Gebrian indicated that additional street trees should be considered along the entire South Main Street frontage. Regarding the “pocket park” at the intersection of South Main and New Britain, he suggested that more work be done to soften the hardscape with additional plantings.*

*Based on the feedback received from DRAC, Mr. Dumais asked if the Committee was comfortable advancing the “Starbucks” portion of the proposed development should the developer want to separate the components into Separate applications. The DRAC unanimously supported that approach noting that that portion of the site, subject to its earlier comments, is, overall, in a good stage of design completion.*

**APPROVAL OF MEETING MINUTES:**

2. May 19, 2022 Special Meeting – Minutes were approved. 4-0 (Motion Giolitto, Second Schweitzer)

**TOWN PLANNER’S REPORT:**

3. 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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