

Issued October 7, 2022

**DESIGN REVIEW ADVISORY COMMITTEE
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 13, 2022
ROOM 400, TOWN HALL, WEST HARTFORD, CT**

AGENDA

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

REFERRAL FROM THE TOWN COUNCIL:

1. **433 South Main Street** – Formal referral for application filed on behalf of Corporate Center West Associates, LLC, owner of 433 South Main Street, located within Special Development District (SDD) #15. The application seeks permission to amend the existing SDD to create a new mixed-use development, which contemplates a new development parcel and the construction of an approximately 2,417 s.f. new Starbucks building along South Main Street. The proposed Starbucks includes a drive-through use and is the first application received seeking to take advantage of the Town’s recently adopted restaurant drive-through facilities zoning ordinance. Other improvements proposed include the reconfiguration of the parking layout and drive aisles, installation of new landscaping, lighting and pedestrian amenities. (*Initial Study Session on 4-21-22, additional study session on 6-16-22*)
 - [Plan Set](#)

REFERRAL FROM THE TOWN PLANNER:

2. **52-54 North Main Street** – Formal referral associated with an application for site plan approval filed on behalf of 54 N. Main, LLC. The application contemplates the redevelopment of site to include the demolition of the existing buildings, merger of the parcels into one lot and the construction of a new 22-unit multifamily apartment building with associated parking and site improvements (*Initial Study Sessions on 7-28-22 and 9/15/22*).
 - [Plan Set](#)
3. **1051-1061 New Britain Avenue** – Study session preparatory to the submission of a site plan application under the newly adopted Transit-Oriented Development zoning district. The application contemplates the redevelopment of 1051-1061 New Britain Avenue to include the demolition of the existing building and the construction of a new five story, new mixed-use building with associated site improvements. (*Initial Study Session on 6/23/22*)
 - [Civil Plan Set](#)
 - [Architectural Plan Set](#)
4. **27-43 & 53-65 LaSalle Road, 8 & 12 Arapahoe Road and 1001 Farmington Avenue** – Review of revised application to be filed on behalf of The Arapahoe Group, LLC the intended partial owner, developer and operator of a proposed mixed-use residential and commercial infill development on 3.4 acres of land fronting on Arapahoe and LaSalle Roads and Farmington Avenue. The

proposed development includes five properties and contemplates the demolition of two existing buildings on Arapahoe and the construction of two new buildings containing 89 multifamily housing units and 3,500 s.f. of new commercial space along with associated site amenities including a parking garage, surface parking, landscaping and public areas. *(Initial Study Session on this new revised plan on 9-29-22, presented as an update to that session.)*

- [Plan Set](#)

APPROVAL OF MEETING MINUTES:

5. September 29, 2022 Meeting Minutes
6. September 15, 2022 Meeting Minutes
7. September 1, 2022 Meeting Minutes
8. July 28, 2022 Meeting Minutes

TOWN PLANNER'S REPORT:

9. None.

REMINDER OF FUTURE DRAC MEETINGS:

- Special DRAC Meeting – October 20, 2022
- Special DRAC Meeting – October 27, 2022
- Special DRAC Meeting – November 3, 2022

ADJOURNMENT

Cc: Rick Ledwith, Town Manager
Dallas Dodge, Corporation Counsel

Duane Martin, Community Development Director
Essie Labrot, Town Clerk