

Issued October 14, 2022

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

**AGENDA**

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

**DRAC ATTENDANCE:** Chair Jeffrey Gebrian, Vice-Chair Sheldon Crosby, Kimberly Parsons-Whitaker, Hugh Schweitzer (Left meeting at 5:05) and Ray Giolitto. Alternates: Jim Lawler

**Staff:** Todd Dumais, Town Planner

**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*)

***The DRAC voted to recommend approval of the application: Motion: Giolitto; Second: Crosby  
– Vote: 6-0***

**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*).

***The DRAC voted to recommend approval of the application: Motion: Crosby; Second: Giolitto  
– Vote: 5-0***

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*)

***Formal vote / action not taken on this item.***

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.)*

***Formal vote / action not taken on this item.***

**APPROVAL OF MEETING MINUTES:**

1. September 29, 2022 Meeting Minutes  
***Motion to approve: Giolitto; Second Lawler) – Vote: 5-0***
2. September 15, 2022 Meeting Minutes – ***Action tabled.***
3. September 1, 2022 Meeting Minutes - ***Action tabled.***
4. July 28, 2022 Meeting Minutes - ***Action tabled.***

**TOWN PLANNER'S REPORT:**

5. None.

**ADJOURNMENT: 6:15 PM**

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

Duane Martin, Community Development Director  
Essie Labrot, Town Clerk