



Issued August 25, 2023

**DESIGN REVIEW ADVISORY COMMITTEE  
\*\*\*SPECIAL MEETING MINUTES\*\*\*  
THURSDAY, APRIL 27, 2023  
ROOM 407, TOWN HALL, WEST HARTFORD, CT**

## **AGENDA**

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

**DRAC ATTENDANCE:** Chair, Ray Giolitto; Members: Brian Flemming, Jenna McClure, Elizabeth Pang, Hugh Sweitzer. Alternates: Jim Lawler

**ABSENT:** Kimberly Parsons-Whitaker, David Hines

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

## **REFERRAL FROM THE TOWN PLANNER:**

1. **139 North Main Street** - Application (SUP #1404) of the American School for the Deaf requesting approval of a Special Use Permit to build two one-story dormitory buildings in the campus quadrangle and make associated site improvements (Submitted for TPZ receipt on April 3, 2023. Required public hearing be scheduled for May 1, 2023. DRAC study session on March 9, 2023)

***T. Dumais – Town Planner – Introduced the project***

***R. Szczypek – Project Architect – Provided a project introduction and site orientation. Noted that the position of the new dorms will be behind the Gallaudet Hall building within the existing quad. The new buildings will be situated 130 feet apart from one-another. The inspiration for the architecture is derived from Gallaudet Hall with brick pilasters being a key element. The buildings will include generous common areas with natural light provided in the interior of the building by raised roof structures surrounded by windows.***

***E. Bousaada – Project LA – Provided an overview of the plantings proposed around the new buildings. Indicated that the intent was to create a “Harvard courtyard” type of space, which will include a mix of deciduous and evergreen trees and a mix of species. The overall theme of the landscape plan is to ensure that there is color all year long.***

***R. Szczypek – Project Architect – Added that plantings have been incorporated adjacent to the dorm rooms at each end of the buildings to screen the windows from the residential properties to the north and south.***

***H. Schweitzer – DRAC member – questioned whether there would be a realistic line-of-site from the residential properties north and south of the campus? Also inquired as to whether window shades would be provided. The project architect responded that the viewshed would be limited given existing plantings along the property lines and that window shades would be provided. Mr. Schweitzer than***

*asked whether any mechanical equipment will be located on the roof. The project architect indicated that there would be and they would be screened. Lastly, Mr. Schweitzer asked about signage locations and whether it would be illuminated. The project architect indicated that signage would be located above the main entry doors to the dorms and they would not be lit.*

*J. McClure – DRAC member – Asked about site lighting. The project LA noted that wall sconces would be used in addition to bollard lighting within the quad area between the buildings.*

*J. Lawler – DRAC member – made a motion to recommend approval of the project. Second by Mr. Schweitzer. Vote: 5-0*

**APPROVAL OF MEETING MINUTES:**

1. None

**TOWN PLANNER'S REPORT:**

2. None

**ADJOURNMENT: 5:10 PM**

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

Duane Martin, Community Development Director  
Essie Labrot, Town Clerk