



Issued August 25, 2023

**DESIGN REVIEW ADVISORY COMMITTEE  
\*\*\*REGULAR MEETING MINUTES\*\*\*  
THURSDAY, SEPTEMBER 14, 2023  
ROOM 400, TOWN HALL, WEST HARTFORD, CT**

## AGENDA

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

**DRAC ATTENDANCE:** Chair, Ray Giolitto; Members: Kimberly Parsons-Whitaker, Hugh Sweitzer.  
Alternates: Jim Lawler

**ABSENT:** Brian Flemming, Jenna McClure, Elizabeth Pang & David Hines

**Staff:** Brian Pudlik, Senior Planner

## REFERRAL FROM THE TOWN PLANNER:

1. **579 New Park Avenue** – Third 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 579 New Park Avenue to include the demolition of the existing building and the construction of a new five story, mixed-use building with associated site improvements. (Prior study sessions held on May 11, 2023 and August 17, 2023)

***B. Pudlik – Senior Planner – Introduced the application and reminded the DRAC that this is the third study session for this project.***

***J. Selle – Project Architect – Provided a brief background on the project and an update as to the changes since the last study session. Specifically, he provided the following details: The lower level/basement will be parking along with bicycle storage, which is unchanged from prior plan. The ground floor will include two commercial tenants and the lobby has been enlarged to include additional bike parking. Significant changes have been made to the outdoor amenity spaces including connecting the upper patio to the lower patio with an ADA compliant ramp. The spread of ramp has been exaggerated to allow for garden space between the paths. At the lower level of the outdoor space, grills will be provided for the residents along with seating areas. Regarding floors above the ground floor, no changes from prior plan. Regarding exterior building treatment, brick is proposed on the ground floor and around the building entry on New Park Avenue. Commercial-grade vinyl is proposed on the remainder of the building. For the commercial tenant spaces, some type of flag sign may be proposed on either side of the building for each tenant space.***

***H. Schweitzer -DRAC member – Noted that he liked the switchback ramp solution to provide access from the upper patio to the lower patio and particularly the fact that it will be ADA accessible. He questioned where the stair tower exits at lower level. Mr. Selle indicated that it will exit into the open space area. Regarding building materials, questioned whether brick will be used around the entire***

*ground level. Answered “yes” by Mr. Selle. Finally, noted that the extensive use of vinyl may be too much and suggested the team review alternate material options.*

*R. Giolitto – DRAC member – Questioned whether all of the siding would be vinyl. Answered “yes” by Mr. Selle. Noted that the corners would have been handled very carefully given the scale of the building. Questioned whether the fifth-floor units will have balconies. Answered “no” by Mr. Selle.*

*J. Lawler – DRAC member – Questioned whether all of the vinyl clapboard would be the same. Mr. Selle noted that aside from the color variation of white and grey, it would be the same and they will source the widest possible “board” size for the siding.*

*B. Pudlik – Senior Planner – Noted that the window sizes seem small proportionally to the building. Mr. Selle noted that the windows were of standard size. Noted that the “cap” on the top of the building seem a bit heavy and perhaps could be made slightly smaller. Lastly, noted that the southeast corner of the building appeared unresolved and more design work was necessary.*

*J. Lawler – DRAC member – Questioned the proposed location for mechanical equipment. Mr. Selle indicated that it would be located on the roof and would be screened if needed to hide view of the equipment from ground-level.*

**APPROVAL OF MEETING MINUTES:**

2.
  - a. May 11, 2023 – Motion; Parsons-Whitaker/Second; Lawler – Vote: 4-0
  - b. July 20, 2023 – Motion; Lawler/Second; Parsons-Whitaker – Vote: 4-0

**TOWN PLANNER’S REPORT:**

3. None

**ADJOURNMENT: 5:05 PM**

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

Duane Martin, Community Development Director  
Leon Davidoff, Town Clerk