

Issued February 22, 2024

DESIGN REVIEW ADVISORY COMMITTEE
*****SPECIAL MEETING MINUTES*****
THURSDAY, FEBRUARY 15, 2024
ROOM 407, TOWN HALL, WEST HARTFORD, CT

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

DRAC ATTENDANCE: Chair, Ray Giolitto; Members: Jenna McClure, Elizabeth Pang & Hugh Schweitzer
Alternates: Jim Lawler

ABSENT: Brian Flemming, David Hines

Staff: Brian Pudlik, Senior Planner

REFERRAL FROM THE TOWN COUNCIL:

1. **331 South Road** - Application filed on behalf of INSPIRED BY OPPORTUNITY, LLC, lessee of property commonly known as Wendy's Restaurant, to modify Special Design District #29 (SDD #29) located at 331 South Road to demolish the existing restaurant building and create a new 2,680 s.f. restaurant building with drive-through facility. Associated modifications include the reconfiguration of the parking layout and drive aisles and new landscaping, signage, and stormwater and sanitary sewer improvements.

B. Pudlik – Senior Planner – Provided a brief introduction of the project and reminded the Committee that they had reviewed informally twice previously.

M. Hope – Project Attorney – Introduced the project to the Committee in greater detail by providing history on the property, the current objectives of the property owner and basic site orientation. She noted that the only entry to the property will be located in West Hartford, but due to the property being bisected by a municipal boundary with the Town of Farmington, the exit of the site will be in Farmington. With respect to the building, Ms. Hope stated that the building would be pushed forward of its present location with a drive-thru lane running around the back of the building. The primary entry to the building will be located on the south side, abutting the parking lot. Regarding additional site details, she noted that all site lighting will be Dark Sky compliant and that bicycle parking would be provided.

A. Pelhank - Project Architect – Provided the following specific details on the building: The total size is 2,600 square feet. The restaurant will have 42 seats. The glazing is at or above the 50 percent fenestration requirement as per the zoning regulations. The roof access ladder has been relocated to the back of the building, from the prior location in the front that the Committee disliked. A parapet will be provided to screen mechanical equipment on the roof. The building will be wrapped by various colors of fiber cement board – A brown, wood-look board, dark grey and red for the sign pediment on the corner. LED downlighting will be provided within the trim, but will be concealed. Wall sconces will be provided both at the front and at the rear of the building. The cooler on the north side of the building will be wrapped with a similar wood-look fiber cement board to match the rest of the building. Regarding building

signage, three building-mounted signs will be provided along with a monument sign at the primary entry drive.

D. Celtruda – Project Landscape Architect – Noted that the proposed plan has less impervious coverage than the existing layout of the property. All zoning-required screening requirements are met by the proposed landscaping plan. In addition, new trees are proposed throughout the property, along with shrubs and other plantings around the perimeter of the building.

H. Schweitzer – DRAC member – Questioned how grease collection would be handled on the property. Ms. Masiuk, Project Engineer, stated that an underground grease trap/separator would be provided behind the building. Regarding the LED accent lighting, Mr. Schweitzer asked whether it would be solid and not blinking. Ms. Pelhank confirmed that it would not be blinking, but rather provide a solid downlit glow.

J. McClure – DRAC member – Questioned whether any of the glass would be frosted. Ms. Pelhank stated that the upper glass panels would be frosted, but the remainder would be clear.

Jenna McClure made a motion to **Recommend Approval** of the project to the Town Council. Second by Liz Pang. In making the motion, Ms. McClure, noted that the project is consistent with the DRAC’s Performance Criteria.

H. Schweitzer – DRAC member – In considering the motion on the table, noted that he appreciated the applicant’s willingness to work with the Committee and to make changes to the project in response to the Committee’s comments.

VOTE: 5-0

APPROVAL OF MEETING MINUTES:

2. January 25, 2024 – **Motion; Lawler /Second; Pang: Vote 5-0**

COMMUNICATION

3. None

TOWN PLANNER’S REPORT:

4. None

ADJOURNMENT: 5:00 PM

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

Duane Martin, Community Development Director
Leon Davidoff, Town Clerk