

DESIGN REVIEW ADVISORY COMMITTEE
TOWN OF WEST HARTFORD

ITEM NO. 25
FILE NO. 86

July 19, 2015

Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: Talcott Road (1 Charter Oak Boulevard) – SDD #144

Dear Councilors:

At its meetings held on Thursday, June 11, 2015 and Thursday, July 9, 2015, the West Hartford Design Review Advisory Committee gave consideration to the following item:

Talcott Road (1 Charter Oak Boulevard) – Application (SDD #144) on behalf of the Metropolitan District Commission (MDC), the contract purchaser under agreement with Triumph Engine Control Systems, LLC of an approximately 67,977 sq. ft. parcel fronting on Talcott Road (1 Charter Oak Boulevard) requesting designation of a new special development district, a change to the current underlying zoning district from Multifamily Residential District (RM-3) to a Restricted Industrial District (IR), and the approval to construct a Tunnel Access Shaft and Air Treatment Facility in conjunction with the South Hartford Conveyance and Storage Tunnel Project.

After a review of the application and its related exhibits and after consideration of staff technical comments, the Design Review Advisory Committee acted by **unanimous vote (6-0)** (Motion/Crosby; Second/Hughes) to **RECOMMEND APPROVAL** of the subject application finding it consistent with our Committee's performance criteria. In addition to our formal meetings on this application, the Committee notes that the review process incorporated two (2) study sessions.

The Committee appreciates the applicant's active participation in the design review process and its ultimate consideration and inclusion of the DRAC's comments in the revised and final project design.

During its discussion and deliberation on this matter, the Committee made the following specific findings for the Town Council's consideration:

1. The landscape elements of the plan are well designed. The type, size and placement of the landscaping is an appropriate screen and buffer to the adjacent residential neighbors.

The DRAC members appreciate the opportunity to be an integral part of the review process and thank the Town Council for the opportunity to review and comment on this proposal.

Sincerely,



Todd Dumais
DRAC Secretary

Cc: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Essie Labrot, Town Clerk
Jeffrey Gebrian, DRAC Chairman

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