

**New Hartford Architectural Review Committee
TOWN OF NEW HARTFORD, CONNECTICUT
SPECIAL MEETING MINUTES**

Thursday, December 1, 2022 at 5:00 PM

New Hartford Town Hall, 530 Main Street, 2nd Floor – Sessions Conference Room, New Hartford

PRESENT: Chairman Donna LaPlante, Bill Baxter, Denton Butler, Wes Marsh, and
Zoning Enforcement Officer Mike Lucas.

ABSENT: Bob Howson, Alternates Tom Buzzi and Brian Watson.

Chairman Donna LaPlante called the meeting to order at 5:00PM. The meeting was recorded digitally, and copies are available through Town Hall.

1. NEW APPLICATIONS:

A. Dhaval Patel of DHA Properties LLC - Applicant/Owner – Map 36B – Block 119 – Lot 004 – 2 Bridge Street & Map 36B – Block 119 – Lot 005 – 526 Main Street Rebuild New Hartford House.

Phil Doyle of LADA appeared before the committee, accompanied by his client Dhaval Patel of DHA Properties, LLC and Architect John Manners of CASLE Corp.

Mr. Doyle reported Planning and Zoning Commission had recently approved a text amendment to their Zoning Regulations that will allow an additional 340 square feet in ground cover. He noted that the new building will not include a basement. Mr. Doyle noted the service area in the rear and noted that all of the sidewalk will be taken up. A separate permit will be necessary from the State of Connecticut Department of Transportation for the new sidewalk. He noted the areas in the front that will be used for a patio/planting area.

Mr. Butler questioned whether the service area would be a non-parking area. Mr. Doyle confirmed. He noted that the service area will include dumpsters and recycling areas for the first-floor restaurant and the residential units above.

Mr. Baxter questioned the lack of storage for the restaurant. Mr. Doyle explained that it will be a tradeoff that will have to be assumed. Mr. Doyle reviewed the reasons why the tradeoff was made to forego the basement.

Mr. Manners reviewed the proposed floor plans. He noted that there was no way to recreate the previous building. He noted that as an area resident for a long time, his recollection of the building was that of the clock tower and explained that he found that tower to be the most important element of his design.

Mr. Manners noted that bricks will be reviewed to come up with the most appropriate color. He noted that the colors he tried to pick up were in deference to the town hall building. Mr. Manners noted the same precast features and green windows. He explained that he had tried to create a clock tower form. Mr. Manners reported having designed the Hartford Healthcare building in Blue Back Square.

Mr. Butler reminded the group of his comments regarding the roof and carrying the hunter green from the Hoffman building. He also shared his opinion that the redder brick had a more calming influence, too. He also reminded Mr. Patel of his preference that the clock be functional.

Mr. Baxter questioned whether the bumpouts on Main Street would be traffic calming. Mr. Doyle confirmed that they intentionally should result in traffic moving a little bit slower. He explained that there is technically not enough space for a handicapped turnaround. Mr. Doyle noted that there had never

been enough green area on the Main Street side of the building. He explained that the proposed green gives some protection to the people parking in front of the building.

Mr. Lucas suggested shorter shrubs if the State DOT pushes back due to concern with sight lines. Mr. Baxter questioned whether it was likely that the State would be amenable to the design. Mr. Doyle thought that they would be so long as the Planning and Zoning Commission does not object to it.

Mr. Doyle reminded the committee that there originally had been a double set of doors. He noted that the plans currently would be doors on either side of the area. Mr. Manners noted that the final design continues to be unknown. Ms. LaPlante noted that the concept of the entryway with windows improved the streetscape. Mr. Manners noted that there was dimension that isn't necessarily visible through the plans. He noted that some areas may become more glass.

MOTION: Mr. Butler, Mr. Baxter second, that the Architectural Review Committee enthusiastically endorses the redesign on the New Hartford House; unanimously approved.

MOTION: Mr. Butler, Mr. Marsh second, to adjourn; unanimously approved. The meeting adjourned at 5:28PM.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk